THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171114128

Bill Garrett Davidson County
Batch# 40732 **DEEDWARR**
12/22/2017 09:23:26 AM 2 pgs
Fees: $13.00 Taxes: $706.70

20171222-0130463

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $191,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of December, 2017.

Notary Public
My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
J2 Properties LLC 4432 Ivan Creek Dr Franklin, TN 37064	New Owner	Tax Parcel ID No. 093-05-2A-111-00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathleen M. Airhart** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J2 Properties LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 304 on the Plan of Watauga Condominiums (formerly known as Polk Manor Condominiums) created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6339, Page 281, amended in Book 6697, Page 889, and amended and restated in Instrument No. 20061025-0132105, Register's Office for said County, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in the Master Deed and By-Laws, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kathleen M. Airhart and Douglas L. Airhart by Special Warranty deed from Federal Home Loan Mortgage Corporation ("Freddie Mac") of record in Instrument No. 20120123-0006026 Register's Office for Davidson County, Tennessee, dated January 10, 2012 and recorded on January 23, 2012. (Value of consideration shown in aforementioned deed $78,000.00.)Being the same property conveyed to Kathleen M. Airhart by Quitclaim deed from Douglas L. Airhart of record in Instrument No. 20150803-0076625 Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on August 03, 2015. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 222 Polk Avenue Nashville, Tennessee 37203.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
Rights of claims and parties in possession not shown by the public records.
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Taxes or special assessments which are not shown as existing liens by the public records.
Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

Taxes for the year 2017, a lien due and payable, but not delinquent.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Watauga Condominiums, Inc., (formerly known as Polk Manor Condominium) of record in Book 6339, Page 281, as amended in Book 6697, Page 889 and amended in Instrument No. 20061025-0132105 and Certification of Electronic Document recorded in Instrument No. 20061026-0132845, Register's Office for Davidson County, Tennessee.
By-Laws of Polk Manor Homeowners Association, Inc of record in Book 6339, Page 296, in the Register's Office for Davidson County, Tennessee.
Charter of Watauga Condominiums Homeowner's Association, Inc. of record in Instrument Number 20061005-0123859, in the Register's Office for Davidson County, Tennessee.
Charter of Watauga Condominiums, Inc. of record in Instrument Number 20061017-0128710, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 222 Polk Avenue Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2017.

Kathleen M. Airhart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen M. Airhart, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2017.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020