30437-8 Box 14

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th DAY OF FEBRUARY, 2018.

NOTARY PUBLIC

My Commission expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18010019

Address of New Owner
Robert H. Duling, Jr.
1101 18th Avenue South, Unit 413
Nashville, TN 37212

Send Tax Bills To:
U.S. Bank N.A.
P.O. Box 20005
Owensboro, KY 42304

Tax Information:
104-04-0E-413.00co

Bill Garrett Davidson County
Batch# 58073 DEEDWARR
02/13/2018 09:12:25 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20180213-0014080

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Amy Young, a single woman,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Robert H. Duling, Jr., a single man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 413, 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument No. 20060807-0096688, re-recorded at Instrument No. 20060817-0101760, in the Register's Office of Davidson County, Tennessee.

Parking space numbered 56 is included as an appurtenance to this unit. This appurtenance is deed with the unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to Amy Young, a single woman, by Warranty Deed from 1101 Eighteenth Partners, LLC, a Tennessee limited liability company, dated 10/19/07 and recorded on 10/25/07 at Instrument No. 20071025-0126156, in the Register's Office of Davidson County, Tennessee.

This is property generally located:
1101 18th Avenue South, Unit 413, Nashville, TN 37212

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Master Deed for 1101 Eighteenth Avenue of record in Instrument No. 20060807-0096688, and re-recorded in Instrument No. 20060817-0101760, and amended in Instrument No. 20090624-0058837, said Register's Office.
3. Assessments set out in Master Deed for 1101 Eighteenth Avenue of record in Instrument No. 20060807-0096688, and re-recorded in Instrument No. 20060817-0101760, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, of record in Instrument No. 20060120-0007524, said Register's Office.
5. Storm Water Detention Agreement of record in Instrument No. 20060120-0007509, said Register's Office.
6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071010-0120355, said Register's Office.

7. Reciprocal Easement, Access and Maintenance Agreement of record in Instrument No. 20070926-0114981, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Amy Young** has/have caused this instrument to be executed, this the 12 day of Feb, 2018.

Amy Young

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Amy Young,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 12 day of Feb, 2018.

My commission Expires: 8/24/18

NOTARY PUBLIC

