THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No: 180114574



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $480,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this 9th day of March, 2018.

Kristian Booth
Notary Public
My Commission Expires: 8-20-19

Bill Garrett Davidson County
Batch# 68822 DEEDWARR
03/13/2018 03:31:28 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20180313-0023846

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bruce W. McNeilage PO BOX 218 SPRING HILL, TN 37174	NEW OWNER	Tax Parcel ID No. 092-10-0E-001.00 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, **2611 Clifton Ave Partners** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bruce W. McNeilage**, Married ("Grantee"), his 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 No. 1 on the Plan of Clifton Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20170127-0009230, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 2611 Clifton Ave Partners by Warranty deed from MidState Lenders, Inc., a Tennessee corporation of record in Instrument No. 20150721-0071477 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 21, 2015.

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.

Taxes for the year 2018, a lien not yet due and payable.

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. Subject to all matters shown on the Plan of record in Plat Book Volume 1, Page 68, in Chancery Plan and Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Clifton Townhomes, a Horizontal Property Regime With Private Elements, with By-Laws appended thereto, of record in Instrument Number 20170127-0009230, Register's Office for Davidson County, Tennessee, but

omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Clifton Townhomes Homeowner's Association, Inc., of record in Instrument Number 20170127-0009229, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Clifton Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20170127-0009230, 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.

This is improved property located at 616 27th Ave North Nashville TN 37209

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 9th day of March, 2018.

2611 Clifton Ave Partners

BY: _____
Tony Harris, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tony Harris, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Authorized Partner of 2611 Clifton Ave Partners, a Tennessee General Partnership, and that he as such Authorized Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Partner.

Witness my hand, at office, this 9th day of March, 2018.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018