(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-ZR-18-1249

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 99505 **DEEDWARR**
06/04/2018 10:00:33 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20180604-0052819

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Marc Neal Siegel	Shelter Lending Services	
(NAME)	(NAME)	**082-09-0Q-036.00-CO**
1249 4th Ave N	P.O. Box 740039	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Cincinnati, OH 45274-0039	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAXWELL SADLER, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARC NEAL SIEGEL, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 1249 as set forth in the Master Deed Establishing a Horizontal Property Regime of 4th & Monroe, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20070619-0073328, amended in Instrument No. 20080122-006730, Instrument No. 20080606-0058487, Instrument No. 20100625-0049730, Instrument No. 20120824-0076410, Instrument No. 20130411-0035975, Instrument No. 20130718-0074552, and Instrument No. 20150130-0009095, in the Register's Office for Davidson County, Tennessee; said Units being shown as part of Exhibit "A" to said Master Deed, together with all common areas, open space, roads, right of ways, rights and easements appurtenant thereto.

Being the same property conveyed to Maxwell Sadler, an unmarried man by Special Warranty deed from Nashten, LLC, a Tennessee limited liability company of record in Instrument No. 20140110-0002960 Register's Office for Davidson County, Tennessee, dated January 10, 2014 and recorded on January 10, 2014.

Maxwell Sadler having since married. The above referenced property has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 323, and site plan as shown on Exhibit E of the Master Deed of record in Instrument No. 20070619-0073328 and Exhibit D to the Amended and Restated Master Deed establishing a Horizontal Property Regime of record in Instrument No. 20120824-0076410, Register's Office for Davidson County, Tennessee.
- 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 4th & Monroe of record in Instrument No. 20070619-0073328, as amended in Instrument No. 20080122-006730, Instrument No. 20080606-0058487, Instrument No. 20100625-0049730, Instrument No. 20120824-0076410, Instrument No. 20130411-0035975, Instrument No. 20130718-0074552, and Instrument No. 20150130-0009095, Register's Office for Davidson County, Tennessee.
- Transfer of Declarant's Rights of record in Instrument No. 20110128-0008010, in the Register's Office for Davidson County, Tennessee.
- Charter of 4th & Monroe Community Association, Inc. of record in Instrument No. 20070621-0074453, in the Register's Office for Davidson County, Tennessee.

- Grant of Easement of record in Instrument No. 20090721-0068097, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20070320-0033396, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville of record in Instrument No. 20090721-0068097, in the Register's Office for Davidson County, Tennessee.
- Easement for Use of Dumpster of record in Instrument No. 20130528-0053582, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Phillips-Jackson Street Redevelopment Plan of record in Book 9783, Page 130, amended in Book 10625, page 280 and in Instrument No. 20020425-0051069, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1249 4th Ave N, Nashville, Tennessee 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 31st DAY OF MAY, 2018.

Maxwell Sadler by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MAXWELL SADLER, and who acknowledged he/she/they executed the same as the free act and deed of the said MAXWELL SADLER.

Witness my hand and official seal, this the 31st of May, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212