WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

B-VRES-18-1033

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donald Colby Buchanan and Karen Kurfees Buchanan	**New Owner**	
(NAME) **1033 Chester Ave.**	Bill Garrett Davidson County Batch# 106127 **DEEDWARR** 06/19/2018 09:35:06 AM 2 pgs Fees: $13.00 Taxes: $1,402.30 20180619-0058742	**072-14-1J-017.00CO**
(ADDRESS) **Nashville, TN 37206**		
(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, **1033 CHESTER AVENUE PARTNERS, LLC, A NEW YORK LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD COLBY BUCHANAN, A MARRIED MAN AND KAREN KURFEES BUCHANAN, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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. 1, Chester Avenue Townhomes, with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Chester Avenue Townhomes, of record in Instrument No. 20150923-0096488, amended in Instrument No. 20160429-0042099, and Instrument No. 20170426-00041063, 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 1033 Chester Avenue Partners, LLC, a New York limited liability company by Warranty deed from LVH2, LLC, a Tennessee limited liability company of record in Instrument No. 20171006-0102852 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 6 ,2017.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 5 and Instrument No. 20040324-0033104, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150923-0096488, amended in Instrument No. 20160429-0042099, and Instrument No. 20170426-0041063, Register's Office for Davidson County, Tennessee.
- Assignment of Developers Rights of record in Instrument No. 20180209-0013257, aforesaid Register's Office.
- Charter for Chester Avenue Townhomes of record in Instrument Number 20150928-0098469, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the Purpose of Public Street Right-of-way of record in Instrument Number 20150624-0060668, in the Register's Office for Davidson County, Tennessee.
- Matters set for in Notice to Prospective Owners of Lot Number Two of Chester Avenue Subdivision of record in Instrument Number 20090424-0037251, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030417-0051549, in the Register's Office for Davidson County, Tennessee.
- Easement for Comcast of record in Instrument No. 20180207-0012287, Register's Office for Davidson County, Tennessee.
- Easements retained and restrictions contained in Metropolitan Council Bill No. 69-905.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1033 Chester Ave., Nashville, Tennessee 37206**.

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 15 DAY OF JUNE, 2018.

1033 Chester Avenue Partners, LLC, a New York limited liability company

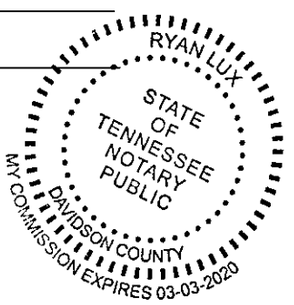
BY: _____
Brent Cooper
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENT COOPER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of 1033 CHESTER AVENUE PARTNERS, LLC, A NEW YORK LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of June, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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