RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 111837 **DEEDWARR**
07/02/2018 04:03:19 PM 3 pgs
Fees: $18.00 Taxes: $1,209.53

20180702-0064155

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $326,900.00.

Affiant

Subscribed and sworn to me on June 29, 2018.

NOTARY PUBLIC

My Commission Expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN
My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31649

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Janet Bernard 1914 15th Avenue North, Unit A Nashville, TN 37208	SAME	081-07-3W-001.00-CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CS Partners, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Janet Bernard**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of 1914 15th Avenue North Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1914 15th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170601-0054697, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1914 15th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "D" to said Declaration appearing in Instrument No. 20170601-0054697, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to CS Partners, LLC, a Tennessee limited liability company, by Warranty Deed from EFS Investment Partners, LLC, a Tennessee limited liability company, of record on May 3, 2017 in Instrument No. 20170503-0043328, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 property taxes which have been prorated by the parties and assumed by the Grantee, and taxes or special assessments for subsequent years which are not shown as existing liens by the public records.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170601-0054697, 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
3. Charter for the Homeowners' Association of record in Instrument Number 20170608-0057649, in the Register's Office for Davidson County, Tennessee.
4. All matters shown on the Plan of record in Plat Book 161, Page 44, Register's Office for Davidson County, Tennessee.
5. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
6. Rights of others in and to the common areas and/or elements.
7. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1914 15th Avenue North, Unit A, Nashville, TN 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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 29 day of June, 2018.

CS Partners, LLC, a Tennessee limited liability company

BY: _____
William F. Snyder, Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Member of CS Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of CS Partners, LLC, a Tennessee limited liability company, by himself in his capacity as said Member.

Witness my hand and official seal on June 21, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 9-7-21

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021