Bill Garrett Davidson County Batch# 116626 **DEEDWARR** 07/16/2018 10:48:45 AM 2 pgs Fees: $13.00 Taxes: $2,919.30 20180716-0068754	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is 789,000.00 Kelly A Feist Affiant Subscribed and sworn to before me, this 6th day of July, 2018. Notary Public My commission expires:

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
1517 HUNT CLUB BLVD
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
Kelly A. Feist	Same	**104022C00200CO**
401 Avoca Avenue, Unit B		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Design & Development, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly A. Feist

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B AS SHOWN ON THE PLAT ATTACHED TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE 3110 LOFTS - WEST END, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, WHICH IS A PLANNED UNIT DEVELOPMENT, AS SHOWN OF RECORD IN INSTRUMENT NO. 20160111-0002836, AS AMENDED IN INSTRUMENT NO. 20160919-0098266, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DESIGN & DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM MICHAEL D. SHMERLING PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP DATED 1/29/18, AND RECORDED IN INSTRUMENT NO. 20150129-0008662, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

HE2018-0095

This is improved (_X_) unimproved (____) property known as 401 Avoca Avenue, Unit B, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 6th day of July, 2018.

Deisgn and Development, LLC

BY:_____

Its: Tom McCormick, Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Design & Development, LLC**, the within named Grantor(s), 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.

Witness my hand, at office, this 6th day of July, 2018.

_____
Notary Public

My Commission Expires:_____

State of TN
County of Davidson

Before me, the undersigned authority in and for the state and county above, personally appeared, on this 6th day of July, 2018, within my jurisdiction, the within named Tom McCormick, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be Chief Manager of Design & Development, LLC, the within named bargainor, a corporation, and its act and deed in its said representative capacity he executed the above and foregoing instrument, after first having been duly authorized by said corporation to do so.

_____
Notary Public

My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
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