THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34345-06-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $539,900.00. Affiant Subscribed and sworn to before me this 27th day of August, 2018. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Derek A. Farrell, Allison C. Abide 1810 A 5th Avenue North Nashville, TN 37208	**Send Tax Bills To:** new owners	**Tax Information:** Map and Parcel No.: 081 08 2 Y 001 00CO

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, **Jeffrey Zeitlin**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Derek A. Farrell, unmarried and Allison C. Abide, unmarried, as joint tenants in common with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1810 A 5th Avenue North, Nashville, TN 37208.

This property is not now nor has it ever been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-18-1810A

Bill Garrett Davidson County
Batch# 135433 DEEDWARR
08/31/2018 09:08:10 AM 3 pgs
Fees: $18.00 Taxes: $1,997.63

20180831-0086411

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of August, 2018.

Jeffrey Zeitlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 1810 5th Avenue North, a horizontal property regime with private elements established by Declaration in Instrument No. 20170526-0052905, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 6 on the Plan of D.T. McGavock's Subdivision of record in Plat Book 21, page 64, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jeffrey Zeitlin by deed dated May 26, 2017 from Rhonda Oldham and Patricia L. Gidcomb of record in Instrument No. 20170526-0052904, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 081 08 2 Y 001 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for 1810 5th Avenue North, a horizontal property regime with private elements, of record in Instrument No. 20170526-0052905, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 21, page 64, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record attached as Exhibit B to the Declaration in Instrument No. 20170526-0052905, Register's Office for Davidson County, Tennessee.