THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $539,900.00. Affiant Subscribed and sworn to before me this 4th day of September, 2018. Notary Public My Commission Expires:

Record & Return To:
First Title & Escrow Co., Inc.

Karen Y Johnson Davidson County
Batch# 137676 DEEDWARR
09/06/2018 03:20:22 PM 2 pgs
Fees: $13.00 Taxes: $1,997.63

20180906-0088491

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leah Boling 1810 B 5th Avenue N. Nashville, TN 37208	JG WENTWORTH HOME LENDING 3350 COMMISSION COURT WOODBRIDGE, VA 22192	Map and Parcel No.: 081 08 2 Y 002 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,** unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leah Boling,** a married woman ("Grantee"), her 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 B 5th Avenue N., Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that he 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 himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of September, 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 4th day of September, 2018.

Notary Public

My Commission Expires:
5-5-2020

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, 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 Unit 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 002 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, as amended in Instrument No. 20180823-0083640, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record attached as Exhibit B to the Declaration of record in Instrument No. 20170526-0052905, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 21, page 64, Register's Office for Davidson County, Tennessee.
5. Restrictive Covenant for Detached Structure of record in Instrument No. 20180417-0036234, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession not shown by the public records.