THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P18-25179	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 351,650.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Sept 2018. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beckett 18th St. Partners, LLC	owner	MAP 104-04-0M
1706 18th Avenue South #312		PARCEL 412.00-CO
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Charles Dale Borrowman**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beckett 18th St. Partners, LLC, a Tennessee Limited Liability Company**

Karen Y Johnson Davidson County
Batch# 141810 **DEEDWARR**
09/17/2018 12:03:46 PM 2 pgs
Fees: $13.00 Taxes: $1,301.10
20180917-0091945

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 412, and one parking space, of The Glen Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Glen Condominiums of record in Instrument Number 20070904-0105726, as amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, and Instrument No. 20081124-0115172 and Instrument No. 20090224-0016363, all in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to Amendment No 3 to Master Deed of record in Instrument No. 20081124-0115172, said register's office; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

Being the same property conveyed to Charles Dale Borrowman and Joyce Ann Borrowman, husband and wife by Warranty deed from Emily Layne Cheatham, unmarried and Thomas J. Cheatham Jr. and Mildred Carole Cheatham, husband and wife of record in Instrument No. 20150730-0075208 Register's Office for Davidson County, Tennessee, dated July 28, 2015 and recorded on July 30, 2015. (Value of consideration shown in aforementioned deed $350,000.00.)

Affidavit recorded in Instrument Nos. 20150917-0094240 and 20150814-0081750, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Dale Borrowman by Quitclaim deed from Janeann Borrowman of record in Instrument No. 20151007-0102489 Register's Office for Davidson County, Tennessee, dated September 28, 2015 and recorded on October 07, 2015. (Value of consideration shown in aforementioned deed $0.00.)

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T. C. A. 260-2-307 or other similar statute.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1706 18th Avenue South #312, Nashville, TN 37212.**

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 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 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 hand( ) this the 11th day of September, 2018.

* Charles Dale Borrowman
Charles Dale Borrowman

STATE OF Florida
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Dale Borrowman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of September, 2018.

My Commission expires: 05/29/2021 ** Victoria Nolan
Notary Public

VICTORIA NOLAN
MY COMMISSION #GG108928
EXPIRES: MAY 29, 2021
Bonded through 1st State Insurance