THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180817545

Karen Y Johnson Davidson County
Batch# 147486 **DEEDWARR**
10/01/2018 03:37:12 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20181001-0097357

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $340,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of September, 2018.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
J2 Properties, LLC 4432 Ivan Creek Drive Franklin, TN 37064	New Owner	Tax Parcel ID No. 093-05-2A-122.00-CO

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, **Kathleen Airhart** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J2 Properties, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain parcel of land, together with all tenements, hereditaments and appurtenances thereto Located in Davidson County, Tennessee, more particularly described as follows: being Unit Number 603 on the plan of Watauga Condominiums (formerly known as Polk Manor Condominium), created under title 66, chapter 27, section 101 et seq., as amended in Tennessee code annotated, and as established by Master Deed of record in Book 6339, Page 281, and amended in Book 6697, Page 889, and amended and restated in Instrument Number 20061025-0132105, Register's Office for Davidson County, Tennessee, together with an undivided percentage in the common elements appurtenant to said units, as set forth in the Master Deed and bylaws, for a more complete identification and description of said units.

Being the same property conveyed to Kathleen M. Airhart by Quitclaim Deed from Douglas L. Airhart of record in Instrument No. 20150803-0076625 Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on August 03, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other

undertakings contained in the Master Deed establishing a Horizontal Property Regime of Watauga Condominium (fka Polk Manor Condominium)of record in Book 6339, Page 281, amended in Book 6697, page 889 and Amended and Restated in Instrument No. 20061025-0132105 and Instrument No. 20180123-0007047, all in the Register's Office for Davidson County, Tennessee.

By-Laws of Polk Manor Homeowners Association, Inc. of record in Book 6339, Page 296, in the Register's Office for Davidson County, Tennessee.

Charter of Watauga Condominiums Homeowner's Association, Inc. of record in Instrument Number 20061005-0123859, in the Register's Office for Davidson County, Tennessee.

Charter of Watauga Condominiums, Inc. of record in Instrument Number 20061017-0128710, in the Register's Office for Davidson County, Tennessee.

Certification of Electronic Document of record in Instrument Number 20061026-0132845, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20150727-0073547 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 222 Polk Avenue Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 27th day of September, 2018.

Kathleen Airhart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen Airhart, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020