THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817596** Karen Y Johnson Davidson County Batch# 149983 **DEEDWARR** 10/09/2018 08:44:44 AM 2 pgs Fees: $13.00 Taxes: $1,779.70 20181009-0099801	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $481,000.00. Affiant Subscribed and sworn to before me, this5th day of October, 2018. Notary Public My Commission Expires: VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Jeremy Todd Swartz and Emmanuel Lugo 606A Benton Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 11 0 264.00 (Parent P

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, **Phillip M. Stinson, a ½ undivided interest and David P. Market and Katherine C. Market, husband and wife, a ½ undivided interest, as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy Todd Swartz, unmarried and Emmanuel Lugo, unmarried, as joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, as shown Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for 606 BENTON AVENUE COTTAGES, a Horizontal property regime with private elements of record in Instrument No. 20170214-0015271, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Trustees of Zion House of Prayer to Phillip M. Stinson, a ½ undivided interest and David P. Market and Katherine C. Market, husband and wife, a ½ undivided interest as tenants in common as recorded on the 14th day of February, 2017 in Instrument No. 20170214-0015270 and Warranty Deed from Dale H. Miller and wife, Susan R. Miller to Trustees of Zion House of Prayer as recorded on the 22nd day of August, 2005 in Instrument No. 20050822-0099791, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VINE HILL, as recorded in Plat Book 161, Page(s) 12.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170214-0015271.

This is improved property located at 606A Benton Avenue Nashville TN 37204

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 5th day of October, 2018.

Phillip M. Stinson

David P. Market by Katherine C. Market Attorney in Fact
David P. Market
By: Katherine C. Market, Attorney in Fact

Katherine C. Market

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 5th day of October, 2018.

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine C. Market, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for David P. Market and that she is authorized by David P. Market to execute this instrument on his behalf.

WITNESS my hand, at office, this 5th day of October, 2018

Notary Public

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

My Commission Expires: _____