THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180917940** Karen Y Johnson Davidson County Batch# 154613 **DEEDWARR** 10/29/2018 09:21:50 AM 2 pgs Fees: $13.00 Taxes: $1,442.26 20181029-0106643	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $389,800.00. Affiant Subscribed and sworn to before me, this 24th 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: Britton Kinnard 1213 10th Ave N #8 Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-16-0-237.00 (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, **Cottingham Development, LLC, a Tennessee Limited Liability Company.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Britton Kinnard, an unmarried man** ("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 24, LUDLOW ROW ON 10TH, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170601-0054368, corrected at Instrument No. 20171012-0104601, amended at Instrument No. 20180626-0061478, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Cottingham Development LLC to Cottingham Development, LLC as recorded on the 23rd day of May, 2017 in Instrument No. 20170523-0051261; part of Warranty Deed from Cottage Partners LLC, a Tennessee limited liability company to Cottingham Development, LLC as recorded on the 15th day of May, 2017 in Instrument No. 20170515-0047907; part of Warranty Deed from Fifteenth Avenue Baptist Church, Inc. to Cottage Partners, LLC a Tennessee limited liability company as recorded on the 15th day of May, 2017 in Instrument No. 20170515-0047843; part of Quitclaim Deed from Marcus Woods, James Armstrong, Nettie Barnes, Linda Bowers, George Butler, Baxter O. Drake, Nathan Jenkins, Daniel Johnson, Patricia Jones, SL Lamkin, Willie A. Moore, Julius Meriweather, John D. Nelson, Gerald Norton, Charlie Pope, Rosanna Rayford, Delphine Strains, Ladonna Tatum, Lorene West, Monica Woods, Lorie Groves-White and Julie Williams, as Trustees of Fifteenth Avenue Baptist Church (also known as Fifteenth Avenue M.B. Church, 15th Avenue Baptist Church and 15th Ave. Baptist Church) to Fifteenth Avenue Baptist Church, Incorporated, a Tennessee non-profit corporation as recorded on the 15th day of August, 2011 in Instrument No. 20110815-0062930; part of Warranty Deed from Carl Enoch Jones, married to Trustees of Fifteenth Avenue Baptist Church as recorded on the 2nd day of October, 1998 in Deed Book 11139, Page 268; part of Warranty Deed from Carl E. Jones, married to Trustees of 15th Ave. Baptist, Church as recorded on the 24th day of January, 1996 in Deed Book 9926, Page 200 and part of Warranty Deed from Kathy Leslie to Fifteenth Avenue Baptist Church as recorded on the 22nd day of January, 1996 in Deed Book 9924, Page 396, 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 2019 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 MCGAVOCK'S TOWN NORTH NASHVILLE, as recorded in Plat Book 21, Page(s) 23.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20170601-0054368, corrected at Instrument No. 20171012-0104601, amended at Instrument No. 20180626-0061478.

Charter of Ludlow Row on 10th Homeowners Association recorded at Instrument No. 20170601-0054367.

Easement for Sanitary Sewers/Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20170818-0085055.

Agreement for Dedication of Public Right of Way as set forth in instrument recorded in Instrument Nos. 20180627-0062074 and 20180627-0062075.

Declaration of Restrictions and Covenants for Stormwater Facilities recorded Instrument Nos. 20170612-0058589 and 20180706-0065557.

This is improved property located at 1213 10th Ave N #8 Nashville TN 37208

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 24th day of October, 2018.

Cottingham Development, LLC

BY: Michael Young, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Michael Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Cottingham Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 24th day of October, 2018.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021