THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114689** Karen Y Johnson Davidson County Batch# 174084 DEEDWARR 12/14/2018 09:56:39 AM 2 pgs Fees: $13.00 Taxes: $1,929.74 20181214-0121656	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $521,550.00. Affiant Subscribed and sworn to before me, this 4th day of December, 2018. Notary Public My Commission Expires:

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Yaruba A. Tate 1213 10th Avenue N #1 Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081160O01700CO

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 **Yaruba A. Tate, 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 17, LUDLOW ROW ON 10TH, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170601-0054368 as corrected in Instrument No. 20171012-0104601, amended at Instrument No. 20180626-0061478, amended at Instrument No. 20181130-0117111 in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by 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 and a portion of Quitclaim Deed from Cottingham Development LLC to Cottingham Development, LLC, as recorded on the 23rd day of May, 2017 in Instrument No. 20170523-0051261, 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 PLAN OF MCGAVOCK'S TOWN, NORTH NASHVILLE, as recorded in Plat Book 21, Page(s) 23.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170601-0054368 as corrected at Instrument No. 20171012-0104601.

Charter of Ludlow Row on 10th Homeowner's Association, Inc. recorded at Instrument No. 20170601-0054367.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set forth in instrument recorded in Instrument No. 20170612-0058589.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20170818-0085055.

Shared Parking Agreement as set forth in instrument recorded in Instrument No. 20041210-0147370.

First Amendment to Covenants as set forth in instrument recorded in Instrument No. 20180626-0061478. Second Amendment to Covenants as set forth in instrument recorded in Instrument No.20181130-0117111.
Declaration of Restriction and Covenants as set forth in instrument recorded in Instrument No. 20180706-0065557.

Notice of Completion filed November 8, 2018 Instrument No. 20181108-0110779

This is improved property located at 1213 10th Avenue N #1 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 4th day of December, 2018.

Cottingham Development, LLC

By: _____
Michael Young, Sole 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 and official seal, at office in Nashville, Tennessee, this 4th day of December, 2018.

_____
Notary Public

