THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180917792

Karen Y Johnson Davidson County
Batch# 174122 **DEEDWARR**
12/14/2018 10:22:45 AM 2 pgs
Fees: $13.00 Taxes: $1,516.26

20181214-0121716

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $409,800.00.

Affiant

Subscribed and sworn to before me, this 7th day of December, 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:	Send Tax Bills To:	Tax Information:
Charles T. Sain 1213 10th Avenue N #4 Nashville TN 37208	New Owner	Tax Parcel ID No. 081-16-0O-020.00CO

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 **Charles T. Sain**, unmarried ("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 20, LUDLOW ROW ON 10TH, as shown on plat of record in Instrument No. 20170601-0054368 Corrected in Instrument No. 20171012-0104601 Amended in Instrument No. 20180626-0061478, Amended in Instrument No. 20181130-0117111 in the Register's Office, Davidson County, Tennessee, to which plat 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, Dainel 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 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 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 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. Amended at Instrument NO. 20181130-0117111.

Charter of Ludlow Right of Way on 10th Homeowner's Association recorded at Instrument No. 20170601-0054367.

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

Generic 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 & Covenants for Stormwater Facilities recorded at Instrument Nos. 20170612-0058589 and 20180706-0065557.

This is improved property located at 1213 10th Avenue N #4 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 7th 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 7th day of December, 2018.

_____
Notary Public

