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

CRT File No. 181218776

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $279,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of February, 2019.

Notary Public
My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Karen Johnson Davidson County
Batch# 194071 DEEDWARR
02/11/2019 12:34:06 PM 2 pgs
Fees: $13.00 Taxes: $1,032.30
20190211-0012711

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Stephen Cook 1106 Stratford Avenue Suite 8 Nashville TN 37216	New Owner	Tax Parcel ID No. 061150A00800CO

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, **Dustin Tyler Godwin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Stephen Cook, a single 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 No. 8 of Homes at Stratford Avenue, Inc., as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at Stratford Avenue, Inc., a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141008-0093302, as amended in Instrument No. 20160111-0002766, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Stratford Avenue Partners, a Tennessee General Partnership to Dustin Tyler Godwin, unmarried, as recorded on the 31st day of March, 2016 in Instrument No. 20160331-0030278 and part of Warranty Deed from Hybrid Phoenix Holdings, LLC to Stratford Avenue Partners, a Tennessee General Partnership, as recorded on the 12th day of September, 2014 in Instrument No. 20140912-0083700, 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 HOMES AT STRATFORD AVENUE, INC., as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141008-0093302, as amended at Instrument No. 20160111-0002766, in the Register's Office of Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 61-BR-19-1106-8

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141008-0093302, as amended at Instrument No. 20160111-0002766, in the Register's Office of Davidson County, Tennessee.

Easement for Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4044, Page 705, in the Register's Office of Davidson County, Tennessee.

Easement for Agreement for Dedication of Easement for Public Utilities, recorded in Instrument No. 20130924-0100281, in the Register's Office of Davidson County, Tennessee.

Easement for Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded in Instrument No. 20130924-0100298, in the Register's Office of Davidson County, Tennessee.

Subject to lien for special assessments as contained in the restrictions.

Subject to rights of others in and to the common areas and elements.

Subject to all matters as shown on Plan recorded in Plat Book 421, Page 137, in the Register's Office of Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Notice of Completion recorded at Instrument No. 20150625-0061348, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1106 Stratford Avenue Suite 8 Nashville TN 37216

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 6th day of February, 2019.

Dustin Tyler Godwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dustin Tyler Godwin, 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 6th day of February, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022