Karen Johnson Davidson County
Batch# 196311 DEEDWARR
02/19/2019 11:32:05 AM 3 pgs
Fees: $18.00 Taxes: $3,816.11
20190219-0014787

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Thomas L. Gautsch & Michele Gautsch 957 Southside Place Nashville TN 37203	**New Owners**	**105-02-1F-002.00-CO**

State of Tennessee
County of Sumner

The actual consideration or value for this transfer, whichever is greater, is **$1,031,382.00**.

Affiant

Sworn to and subscribed before me this 14th day of February, 2019.

Notary Public
My commission expires: 3/2/21

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **LAND DEVELOPMENT.COM, INC.,** a Tennessee corporation (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **THOMAS L. GAUTSCH and MICHELE M. GAUTSCH, husband and wife,** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. B, as shown on the plan entitled Master Declaration of Covenants, Conditions and Restrictions for 957 9th Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161122-0123173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to LAND DEVELOPMENT.COM, INC., deed from JUSTIN FIELDS AND MARTIN LEWIS, of record in Instrument No. 20160719-0074056, dated July 14, 2016.

This is improved property known as **957 Southside Avenue, Nashville, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, their successors and assigns forever. Grantor covenants that it is lawfully seized and

possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 14th day of February, 2019.

GRANTOR:

LAND DEVELOPMENT.COM, INC.,
a Tennessee corporation

Ardavan Afrakhteh, President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ardavan Arfrakhteh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself/himself to be the President of Land Development.Com, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation.

Witness my hand, at office, this 14th day of February, 2019.

Notary Public

My Commission Expires: 10-3-2020

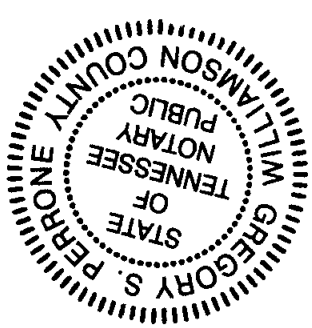


Exhibit A

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 105-02-1F-002.00-CO.

2. Matters shown on the Plan of record in Plat Book 4860, Page 25, Register's Office of Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 4220, Page 723 and Book 6236, Page 263, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20161122-0123173, said Register's Office.

5. Notice of Completion of record 20180615-0057873, said Register's Office.