THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190119033** Karen Johnson Davidson County Batch# 202101 **DEEDWARR** 03/06/2019 08:45:03 AM 2 pgs Fees: $13.00 Taxes: $1,904.76 20190306-0020176	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $514,800.00 Affiant Subscribed and sworn to before me, this 1st day of March, 2019. 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:
Christopher B. Burger 1209 10th Avenue N #15 Nashville TN 37208	New Owner	Tax Parcel ID No. 081-16-0O-015.00CO

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 **Christopher B. Burger, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 15 of LUDLOW ROW ON 10TH, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing LUDLOW ROW ON 10TH, a Horizontal Property Regime, of record in Instrument Number 20170601-0054368 corrected in Instrument Number 20171012-0104601 and Amended in Instrument Number 20180626-0061478 and Instrument Number 20181130-0117111 , in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

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 and part of Deed from Carl Enoch Jones, married to Trustee of Fifteenth Avenue Baptist Church as recorded on the 2nd day of October, 1998 in Deed Book 11139, Page 268, 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; and 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.

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 1209 10th Avenue N #15 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 1st day of March, 2019.

Cottingham Development, LLC.

By: _____
Derek Lisle, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Derek Lisle, 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 Authorized Agent (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 1st day of March, 2019

_____
Notary Public

