THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $574,000.00. Affiant Subscribed and sworn to before me this 26th day of March, 2019. Notary Public My Commission Expires:

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 34697-03-2019

Karen Johnson Davidson County
Batch# 211413 **DEEDWARR**
03/29/2019 09:32:00 AM 3 pgs
Fees: $18.00 Taxes: $2,123.80

20190329-0028406

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:**
Laurel Milam Goldin Nicholas Julian Goldin 4705A Dakota Avenue Nashville, TN 37209	NEW OWNER	Map and Parcel No.: 091 15 0 K 001 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, **Stephen H. Price, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laurel Milam Goldin and Nicholas Julian Goldin, wife and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4705A Dakota Avenue, Nashville, TN 37209.

This property is not now nor has it ever been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of March, 2019.

Stephen H. Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen H. Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2019.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 4705 Dakota Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20160120-0005938, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 606, Block 29 on the Plan of Charlotte Park's First Addition To Nashville of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen H. Price, unmarried man, by deed dated August 19, 2016 from Old South Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20160822-0087499, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 091 15 0 K 001 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 4705 Dakota Cottages, of record in Instrument No. 20160120--0005938, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Site Plan attached as Exhibit B to the Declaration of record in Instrument No. 20160120-0005938, Register's Office for Davidson County, Tennessee.