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

CRT File No. 190319791

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $345,000.00.

Affiant

Subscribed and sworn to before me, this29th day of March, 2019.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 213117 **DEEDWARR**
04/03/2019 09:07:45 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20190403-0030004

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alan J. Kaufman 1260 Martin Street Apartment 301 Nashville TN 37203	New Owner	Tax Parcel ID No. 105-07-1A-301.00 CO

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, **Katherine McDonald, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan J. Kaufman, unmarried**, ("Grantee"), his 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. 301, on the Horizontal Property Regime for The 1260 Martin Condominium, as recorded in the Master Deed of record in Instrument No. 20150115-0004408, amended in Instrument No. 20160211-0013466, Instrument No. 20170724-0074509, Instrument No. 20170918-0095139, Instrument No. 20170919-0095966 and Instrument No. 20180227-0018384, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to KATHERINE MCDONALD, by deed from 1260 MARTIN LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20171106-0113539, dated November 1, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 105-07-1A-301.00 CO.

Declaration of Covenants, Conditions, Liens, Easements, ByLaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20150115-0004408, amended in Instrument No. 20160211-0013466, Instrument No. 20170724-0074509, Instrument No. 20170918-0095139, Instrument No. 20170919-0095966 and Instrument No. 20180227-0018384, said Register's Office.

Assignment of Rights of record in Instrument No. 20180228-0018775, said Register's Office.
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. 20150807-0079087, amended in Instrument No. 20160601-0054729, Instrument No. 20161118-0121688, corrected in Instrument No. 20151005-0101050, said Register's Office.

Agreement for Dedication of Easement For the Purpose of Public Street Right of Way of record in Instrument No. 20151109-0113800, said Register's Office.

Temporary Parking Easement Agreement of record in Instrument No. 20151118-0117171, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151005-0101365, said Register's Office.

This is improved property located at 1260 Martin Street Apartment 301 Nashville TN 37203

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 29th day of March, 2019.

Katherine McDonald by Jake Griffin, her Attorney-in-Fact

Katherine McDonald by Jake Griffin, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jake Griffin, 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, and who further acknowledged that she is the Attorney-in-Fact for Katherine McDonald and that he is authorized by Katherine McDonald to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of March, 2019.

J Anderson
Notary Public

My Commission Expires: _____

J. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2020