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

CRT File No. 190319760

Karen Johnson Davidson County
Batch# 216422 **DEEDWARR**
04/11/2019 08:59:24 AM 2 pgs
Fees: $13.00 Taxes: $1,960.26

20190411-0032969

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $529,800.00.

Affiant 4/8/19

Subscribed and sworn to before me, this 8th day of April, 2019.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah E. Roberts and Matthew K. Raleigh 1213 10th Avenue N #5 Nashville TN 37208	New Owner	Tax Parcel ID No. 081160O02100CO

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** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah E. Roberts and Matthew K. Raleigh, wife and husband**, ("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. 21 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 at Instrument No. 20171012-0104601; AMENDED at Instrument Nos. 20180626-0061478 & 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 and 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, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCGAVOCKE'S TOWN NORTH NASHVILLE, as recorded in Plat Book 21, Page(s) 23.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170601-0054368, corrected at Instrument No. 20171012-0104601; as amended at Instrument Nos. 20180626-0061478 & 20181130-0117111.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument Nos. 20170612-0058589 & 20180706-0065557.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances recorded at Instrument No. 20170818-0085055.

This is improved property located at 1213 10th Avenue N #5 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 8th day of April, 2019.

Cottingham Development, LLC

By: Derek Lisle, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Derek Lisle, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Authorized Agent for Cottingham Development, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 8th day of April 2019.

Notary Public

My Commission Expires: _____

