Karen Johnson Davidson County
Batch# 217833 DEEDWARR
04/15/2019 11:05:30 AM 4 pgs
Fees: $23.00 Taxes: $2,956.30
20190415-0034124

#34724

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: $799,000.00. Affiant Subscribed and sworn to before me this 12th day of April, 2019. Notary Public My Commission Expires:
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 34724-03-2019**	

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Craig Hill, Marshia C. Hill 2822 Velterra Way Keller, TX 76248	Craig Hill 2822 Velterra Way Keller, TX 76248	Map and Parcel No.: 081 08 0 191 00

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, **Jeffrey A. Zeitlin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Craig Hill and Marshia C. Hill, husband and wife** ("Grantee"), their 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 700 Buchanan Street, Nashville, TN 37208.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of April, 2019.

Jeffrey A. Zeitlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey A. Zeitlin, 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 12th day of April, 2019.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 56 feet of Lot No. 408 and the easterly 56 of Lot No. 410 on the Map of North Nashville Realty Company, of record in Book 21, Page 105, Register's Office for said County, more particularly described according to a survey dated June 18, 1951, made by Norris H. Hickerson, Surveyor, as follows:

Beginning at an iron pin in the north margin of Buchanan Street, 56 feet west of the southwest corner of the intersection of said Buchanan Street and 7th Avenue North; thence North 32 degrees West 80 feet to an iron pin; thence North 58 degrees East 56 feet to an iron pin in the West margin of 7th Avenue North; thence South 32 degrees East along the West margin of said Avenue 80 feet to an iron pin; thence South 58 degrees West 56 feet to the point of beginning.

Being part of the same property conveyed to YMZ Partners, LLC, a Tennessee limited liability company by deed dated April 26, 2017 from Georgia Eloise Harris a/k/a Georgia Harris, unmarried of record in Instrument No. 20170428-0042053, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 19, 2017 of record in Instrument No. 20170719-0072747, Register's Office for Davidson County, Tennessee, YMZ Partners, LLC, a Tennessee limited liability company conveyed subject property to Jeffrey A. Zeitlin.

Together with a Private Sanitary Sewer Easement Agreement as more fully described in Instrument of record in Instrument No. 20180619-0058730, Register's Office for Davidson County, Tennessee.

Together with a Declaration of Reciprocal Easement as more fully described in Instrument of record as Instrument No. 20190412-0033583, 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. 081 08 0 191 00.
2. All matters appearing on the Plan of record as Book 21, page 105, Register's Office for Davidson County, Tennessee.
3. Private Sanitary Sewer Easement Agreement of record in Instrument No. 20180619-0058730, Register's Office for Davidson County, Tennessee.
4. Declaration of Reciprocal Easement as more fully described in Instrument of record as Instrument No. 20190412-0033583, Register's Office for Davidson County, Tennessee

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

