THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190419946**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 12th day of April, 2019. Notary Public My Commission Expires:

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

Karen Johnson Davidson County
Batch# 219377 DEEDWARR
04/18/2019 08:40:12 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20190418-0035645

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Charles Graves, Jr. 6370 Ivy Street, Apartment 1 Nashville TN 37209	New Owner	Tax Parcel ID No. 091-09-3D-002.00 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, **Ivy Street Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Charles Graves, Jr., 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. 2, on the Horizontal Property Regime for 6370 Ivy Street Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180104-0001323, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being part of the same property conveyed to LOVELL PROPERTIES, LLC, by deed from DAWN ELIZABETH CRAGO, of record in Instrument No. 20150521-0047127, dated May 13, 2015, said Register's Office.

Being further conveyed to IVY STREET PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed from LOVELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20171024-0109042, dated October 24, 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. 091-09-3D-002.00-CO.

Matters shown on the Plan of record in Plat Book 8250, page 208, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20130909-0094559, said Register's Office.

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. 20180104-0001323, said Register's Office.

This is improved property located at 6370 Ivy Street, Apartment 1 Nashville TN 37209

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 12th day of April, 2019.

Ivy Street Properties, LLC

By: James R. Edwards, Jr., Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared James R. Edwards, Jr., 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 member (or other officer authorized to execute the instrument) of Ivy Street Properties, 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, at office, this 12th day of April, 2019.

Notary Public

My Commission Expires: _____

