Karen Johnson Davidson County
Batch# 228787 DEEDWARR
05/13/2019 08:49:24 AM 4 pgs
Fees: $23.00 Taxes: $535.45
20190513-0044398

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
2304 14th Ave, LLC 3133 Port Way Annapolis, Maryland 21403	**New Owners**	**081-03-1L-001.00-CO** **081-03-1L-002.00-CO**

State of Tennessee
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$144,717.00**.

Affiant

Sworn to and subscribed before me this 9 day of May, 2019.

Notary Public

My commission expires: 11/17/20

CHRISTINE N. MAROON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **LAND DEVELOPMENT.COM, INC,** a Tennessee corporation (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **2304 14th AVE, LLC, a Tennessee limited liability company** (the "Grantee"), their successors and assigns, certain real estate in Rutherford County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **2302 & 2304 14th Avenue North, Nashville, Davidson County, Tennessee**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 9th day of May 2019.

GRANTOR:

LAND DEVELOPMENT.COM, INC,
a Tennessee corporation

ARDAVAN AFRAKHTEH, PRESIDENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ardavan Afrakhteh, President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Land Development.Com, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation.

Witness my hand, at office, this 9th day of May, 2019.

Carrie Borden
Notary Public

My Commission Expires: 12/6/21

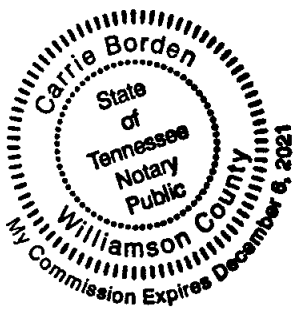


Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Unit No. A and Unit No. B of Fourteenth Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Master Declaration of Covenants, Conditions and Restrictions for Fourteenth Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180919-0092978, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Fourteenth Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "A" to said Declaration appearing in Instrument No. 20180919-0092978, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Mattie E. Wilson by Warranty Deed from Mattie Logue, of record in Book 3129, page 277, Register's Office for Davidson County, Tennessee, dated August 29, 1960 and recorded on September 8, 1960. The said Mattie E. Wilson having since died December 11, 2008, leaving the subject property to Johnny L. Brown, Sr. as evidenced by Affidavit of Heirship of record as Instrument No. 20100401-0024499, Register's Office for Davidson County, Tennessee. The said Johnny L. Brown, Sr. having since died testate on or about March 12, 2016, and pursuant to his Last Will and Testament of record in the Seventh Circuit Court for Probate Division Davidson County, Tennessee, Docket No. 16P-1603, devised subject property to his daughters, Emma K. Clark and Patricia Wood, as the sole beneficiaries, and further appointed his granddaughter, April McCray, as the Personal Representative of his estate.

Being the same property conveyed to Ardavan Afrakhteh, married by Warranty Deed from Emma K. Clark and Patricia Wood, and April McCray, Executrix of the Estate of Johnny Lee Brown, of record in Instrument No. 20171020-0107612, Register's Office for Davidson County, Tennessee, dated October 18, 2017 and recorded on October 20, 2017.

Being the same property conveyed to Land Development.Com, Inc., a Tennessee corporation by Quitclaim Deed from Ardavan Afrakhteh, of record in Instrument No. 20180919-0092977, Register's Office for Davidson County, Tennessee, dated September 11, 2018 and recorded on September 19, 2018.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 081-03-1L-001.00-CO (Unit A) and 081-03-1L-002.00-CO (Unit B).

2. Matters shown on the Plan of record in Book 21, page 44, said Register's Office.

3. Master Deed of record in Instrument No. 20180919-0092978, said Register's Office.

4. By-Laws of record in Instrument No. 20180919-0092978, said Register's Office.