THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 228791 DEEDWARR
05/13/2019 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20190513-0044405

Returned!
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Nashville Opportunity Fund I, Inc.	SAME AS NEW OWNER 2211 CRESTMOOR RD. SUITE 200 NASHVILLE, TN 37215	105-01-4-A02-10-0CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jerel Ike Brodofsky and Amanda Lynn Trabue, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Nashville Opportunity Fund I, Inc.**, hereinafter called the Grantee, its successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit 21 of Archer at 12th Homes**, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908—0094811, Amended in 20161102—0115692 Register's Office for said County, 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, the plat filed as Exhibit "D" to said Declaration and By—Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jerel Ike Brodofsky and Amanda Lynn Trabue, husband and wife, by Warranty Deed from Archer Development, LLC, a Tennessee Limited Liability Company, of record on January 3, 2017, at Instrument No. 20170103-0000066, Davidson County Register of Deeds.

This is property commonly known as 1011 11th Avenue South Nashville, TN 37203.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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.

Witness our hands, this 9TH **day of May, 2019**:

Jerel Ike Brodofsky

Amanda Lynn Trabue

STATE OF TENNESSEE

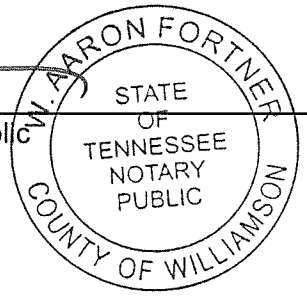
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerel Ike Brodofsky and Amanda Lynn Trabue,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9 day of May, 2019:

Notary Public

My Commission Expires: 5/31/22



STATE OF TENNESSEE

COUNTY OF Davidson

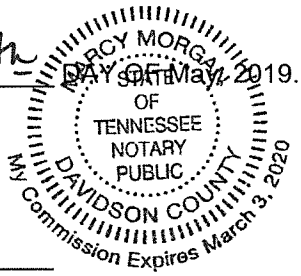
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$725,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 10th DAY OF May, 2019.

Notary Public

My Commission Expires: 3.3.20



True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

