THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34812-05-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me this 23rd day of May, 2019. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES: MAY 09, 2022

WARRANTY DEED

Address New Owner: Shane Kinnear 4514 Michigan Avenue Nashville, TN 37209	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 091 08 0 B 008 00CO

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, **Amy Malo, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shane Kinnear,** unmarried man ("Grantee"), his 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 4514 Michigan Avenue, Nashville, TN 37209.

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.

Karen Johnson Davidson County
Batch# 235153 DEEDWARR
05/28/2019 12:10:56 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50

20190528-0050084

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

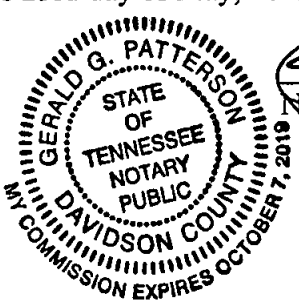
IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of May, 2019.

Amy Malo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy Malo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2019.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit H, Phase 4, together with the appurtenant interest in the common elements of Eastoak Groves Townhouses, a horizontal property regime with private elements established by Master Deed of record in Instrument No. 20080602-0055567, amended in Instrument No. 20091119-0106608, Instrument No. 20100517-0037873, and Instrument No.20120402-0027510, Register's Office for Davidson County, Tennessee, said unit being depicted on the site plan attached as Exhibit "A" to the aforementioned amendment to Master Deed in Instrument No. 20100517-0037873, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amy Malo, an unmarried woman by deed dated September 23, 2013 from EastOak, LLC of record in Instrument No. 20130925-0100861, Registers' 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. 091 08 0 B 008 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Eastoak Groves Townhouses, of record in Instrument No. 20080602-0055567, amended in Instrument No. 20091119-0106608, Instrument No. 20100517-0037873, and Instrument No. 20120402-0027510, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record attached as Exhibit A to the amended Master Deed of record in Instrument No. 20100517-0037873, Register's Office for Davidson County, Tennessee.