THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319780** Karen Johnson Davidson County Batch# 262686 DEEDWARR 07/26/2019 12:04:48 PM 2 pgs Fees: $13.00 Taxes: $1,775.26 20190726-0073850	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $479,800.00. Affiant Subscribed and sworn to before me, this 23rd day of July, 2019. Notary Public My Commission Expires: VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Christopher S. Brown 1018 Scovel Street #2 Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081 16 0O 002.00

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, **Cottingham Development, LLC., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher S. Brown, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of Ludlow Row on 10th, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Row on 10th, a Horizontal Property Regime, of record in Instrument Number 20170601-0054368; Corrected in Instrument No. 20171012-0104601, Amended in Instrument Nos. 20180626-0061478 and 20181130-0117111, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Quitclaim Deed from Cottingham Development LLC to Cottingham Development, LLC, as recorded on the 23rd day of May, 2017 in Instrument No. 20170523-0051261; part of Warranty Deed from Cottage Partners LLC, a Tennessee limited liability company to Cottingham Development, LLC, as recorded on the 15th day of May, 2017 in Instrument No. 20170515-0047907 and part of Warranty Deed from Fifteenth Avenue Baptist Church, Inc. to Cottage Partners, LLC, a Tennessee limited liability company, as recorded on the 15th day of May, 2017 in Instrument No. 20170515-0047843, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170601-0054368; corrected in Instrument No. 20171012-0104601; amended in Instrument Nos. 20180626-0061478 and 20181130-0117111.

Easement for Sanitary Sewer, recorded in Instrument No. 20170818-0085055.

Restrictions for Stormwater Facilities recorded in Instrument No. 20170612-0058589 and 20180706-0065557.

Right of way Agreement recorded at Instrument Nos. 20180627-0062074 and 20180627-0062075.

This is improved property located at 1018 Scovel Street #2 Nashville TN 37208

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 23rd day of July, 2019.

Cottingham Development, LLC.

By: _____
Derek Lisle, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Derek Lisle 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 Agent (or other officer authorized to execute the instrument) of Cottingham Development, 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 and official seal, at office in Nashville, Tennessee, this 23rd day of July, 2019

_____
Notary Public

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021