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. 34930-07-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $589,000.00. Affiant Subscribed and sworn to before me this 1st day of August, 2019. Notary Public My Commission Expires: 1/17/21 JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard P. Marsh Patty R. Marsh 704 Buchanan Street Nashville, TN 37208	Quicken Loans, Inc. P.O. Box 6577 Carol Stream, IL 60197	Map and Parcel No.: 081 08 4 V 001 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, **Jeffrey A. Zeitlin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard P. Marsh and Patty R. Marsh, husband and wife** ("Grantee"), their 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 704 Buchanan Street, Nashville, TN 37208.

This property is not now nor has it ever been the marital residence of Grantor.

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# 265457 DEEDWARR
08/02/2019 08:59:33 AM 3 pgs
Fees: $18.00 Taxes: $2,179.30
20190802-0076415

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of August, 2019.

Jeffrey A. Zeitlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 1st day of August, 2019.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 706 Buchanan Street, a horizontal property regime with private elements established by Declaration in Instrument No. 20170719-0072785, First Amendment of record in Instrument No. 20170802-0078482, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned First Amendment to Declaration.

Being part of the same property conveyed to Jeffrey A. Zeitlin by deed dated July 19, 2017 from YMZ Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20170719-0072747, Register's Office for Davidson County, Tennessee.

Together with a Private Sanitary Sewer Easement Agreement as more fully described in Instrument No. 20180619-0058730, Register's Office for Davidson County, Tennessee.

Together with a Declaration of Reciprocal Easement as more fully described in Instrument No. 20190412-0033583, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable. Which have been prorated and assumed by Grantee. Map and Parcel No. 081 08 4 V 001 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 706 Buchanan Street, of record in Instrument No. 20170719-0072785, First Amendment of record in Instrument No. 20170802-0078482, 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 B to the First Amendment to Declaration in Instrument No. 20170802-0078482, Register's Office for Davidson County, Tennessee.
5. Private Sanitary Sewer Easement Agreement of record in Instrument No. 20180619-0058730, Register's Office for Davidson County, Tennessee.
6. Declaration of Reciprocal Easement of record in Instrument No. 20190412-0033583, Register's Office for Davidson County, Tennessee.