THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415982

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $441,700.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2019.

Notary Public
My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 266678 DEEDWARR
08/05/2019 12:04:40 PM 2 pgs
Fees: $13.00 Taxes: $1,634.29
20190805-0077360

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shaan Kumar 1014 Scovel Street #4 Nashville TN 37208	New Owner	Tax Parcel ID No.

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 **Shaan Kumar, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 4, LUDLOW ROW ON 10TH, as established by Declaration of Covenants, Conditions and Restrictions for Ludlow Row on 10th, a Horizontal Property Regime with Private Elements, as shown on plat of record in Instrument No. 20170601-0054368, as corrected in Instrument No. 20171012-0104601, amended at Instrument No. 20180626-0061478, amended at Instrument No. 20181130-0117111, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Cottage Partner 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 Quitclaim Deed from Cottingham Development LLC to Cottingham Development, LLC as recorded on the 23rd day of May, 2017 in Instrument No. 20170523-0051261, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Page(s) 23.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170601-0054368, as corrected at Instrument No. 20171012-0104601; Amended at Instrument No. 20180626-0061478; Amended at Instrument No. 20181130-0117111.

Charter recorded in Instrument No. 20170601-0054367.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20170612-0058589.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20170818-0085055.

Agreement for Dedication of Public Right-of-Way recorded at Instrument No. 20180627-0062075 Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20180706-0065557

This is improved property located at 1014 Scovel Street #4 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 30th 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 30th day of July, 2019.

_____
Notary Public

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