THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415803** Karen Johnson Davidson County Batch# 268654 DEEDWARR 08/08/2019 10:51:12 AM 2 pgs Fees: $13.00 Taxes: $1,386.76 20190808-0079041	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $374,800.00. Affiant Subscribed and sworn to before me, this 5th day of August, 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: Nels Charles Anderson 1020 C Scovel Street Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-16-0-240.00 (Parent P

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 **Nels Charles Anderson, unmarried,** ("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 29, 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 of record in Instrument No. 20170601-0054368, corrected at Instrument No. 20171012-0104601 and amended at Instrument Nos. 20180626-0061478 and 20181130-0117111, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Special Warranty Deed from Deborah F. Brandon, a single individual to Cottingham Development, LLC, a Tennessee limited liability company as recorded on the 1st day of May, 2018 in Instrument No. 20180501-0040923 and part of Final Decree Confirming Sale in Instrument No. 199912130302405, 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, corrected at Instrument No. 20171012-0104601 and amended at Instrument Nos. 20180626-0061478 and 20181130-0117111.

Charter of Ludlow Right of Way on 10th Homeowner's Association recorded at Instrument No. 20170601-0054367.

Easement for Sanitary Sewers/Storm Drainage, Water Mains, Pumps & Appurtenances, recorded in Instrument No. 20170818-0085055.

For Dedication of Public Right of way as set forth in instrument recorded in Instrument Nos. 20180627-0062074 and 20180627-0062075.

Declaration of Restrictions & Covenants for Stormwater Facilities recorded at Instrument Nos. 20170612-0058589 and 20180706-0065557.

This is improved property located at 1020 C Scovel Street 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 5th day of August, 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 5th day of August, 2019.

_____
Notary Public

