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

CRT File No. 190822082

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $494,500.00

Affiant

Subscribed and sworn to before me, this23rd day of August, 2019.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 276854 DEEDWARR
08/27/2019 11:13:36 AM 2 pgs
Fees: $13.00 Taxes: $1,829.65
20190827-0086255

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maya Loyfman 64 Ridge Avenue Staten Island, NY 10304	New Owner	Tax Parcel ID No. 104-02-0X-218.00 CO

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, **218 31st Ave., LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maya Loyfman**, ("Grantees"), her 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 No. 218, on the Horizontal Property Regime for The Row at 31st Condominiums, as recorded in the Master Deed of record in Instrument No. 20030430-0057670, amended in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724, Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, Instrument No. 20080425-0042359, Instrument No. 20130204-0011323 and Instrument No. 20171109-0115339, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to 218 31ST AVE., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JEFFREY B. CARTER, of record in Instrument No. 20090727-0070190, dated July 22, 2009, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 104-02-0X-218.00 CO.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20021011-0125352, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20020910-0109699, said Register's Office.

Master Deed of record in Instrument No. 20030430-0057670, amended in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724, Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, Instrument No. 20080425-0042359, Instrument No. 20130204-0011323 and Instrument No. 20171109-0115339, said Register's Office.

This is improved property located at 218 31st Avenue North Nashville TN 37203

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 matters specifically excepted herein. 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 August, 2019.

218 31st Ave., LLC

By: Alicia Graffam, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Alicia Graffam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of 218 31st Ave., LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

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

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2022