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. 34947-07-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $587,000.00. Affiant Subscribed and sworn to before me this 4th day of September, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3010 WEST END AVE.

WARRANTY DEED

Address New Owner: Christine Kiesling 706 Buchanan Street Nashville, TN 37208	**Send Tax Bills To:** First Tennessee Bank N.A. 165 Madison Avenue Memphis, TN 38103	**Tax Information:** Map and Parcel No.: 081 08 4 V 002 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 **Christine Lillian Kiesling, unmarried** ("Grantee"), her 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 706 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# 281747 DEEDWARR
09/06/2019 09:07:40 AM 3 pgs
Fees: $18.00 Taxes: $2,171.90

20190906-0090028

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of September, 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 4th day of September, 2019.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, 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.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, which have been prorated and assumed by Grantee. Map and Parcel No. 081 08 4 V 002 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. All matters appearing on the Plan of record as Book 21, page 105, Register's Office for Davidson County, Tennessee.
6. Private Sanitary Sewer Easement Agreement of record in Instrument No. 20180619-0058730, Register's Office for Davidson County, Tennessee.
7. Declaration of Reciprocal Easement of record in Instrument No. 20190412-0033583, Register's Office for Davidson County, Tennessee.