WARRANTY DEED

Karen Johnson Davidson County
Batch# 304264 DEEDWARR
10/22/2019 03:08:30 PM 5 pgs
Fees: $28.00 Taxes: $4,070.00
20191022-0108369

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,100,000.00

Claire Burke
AFFIANT

Subscribed and sword to me on October 21, 2019.

Laci Tanner
NOTARY PUBLIC

My Commission Expires: 2-27-2021

LACI TANNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires February 27, 2021

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee
(615) 794-0807
Contact: Leigh Anne Sailors

NAME / ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*	*MAP – PARCEL#*
41st Avenue Partners, LLC 150 Third Avenue South Suite 2800 Nashville, TN 37201-2017	*Same as New Owner*	Unit 1: 091 12 0 B 001.00 CO Unit 2: 091 12 0 B 002.00 CO Unit 3: 091 12 0 B 003.00 CO Unit 4: 091 12 0 B 004.00 CO Unit 5: 091 12 0 B 005.00 CO Unit 6: 091 12 0 B 006.00 CO 091 12 0B 900.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Alice Lindahl, (hereinafter called "Grantor")**, has bargained and sold and by these presents do transfer and convey unto **41st Avenue Partners, LLC, a Tennessee limited liability company (hereinafter called "GRANTEE")**, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract No. I: (4011 Indiana Avenue, Nashville, Tennessee 37209)
LAND in Davidson County, Tennessee, being Lot No. 6 on the Map of Enoch Harwell Subdivision, of Part of Lot No. 12 Clifton Plan, as shown on plat of record in Plat Book 161, Page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Tract No II: (4013 Indiana Avenue, Nashville, Tennessee 37209)
LAND in Davidson County. Tennessee, being Lot No. 7 on the Map of Enoch Harwells Subdivision, of Part of Lot No. 12 Clifton Plan, as shown on plat of record in Plat Book 161, Page 39, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot

INCLUDED WITHIN THE ABOVE DESCRIBED LEGAL DESCRIPTION IS THAT PROPERTY COMPRISING OF UNITS 1, 2, 3, 4, 5, 6 AND COMMON AREAS AS DESCRIBED WITHIN MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF INDIANA AVENUE TOWNHOMES OF RECORD AT INSTRUMENT NUMBER 20090415-0034310, DECLARATION ESTABLISHING INDIANA AVENUE CONDOMINIUMS OF RECORD AT INSTRUMENT NUMBER 20090520-0046431, REVISED FINAL PLAT OF RECORD AT INSTRUMENT NUMBER 20090806-0073995 AND INSTRUMENT OF CORRECTION AND AMENDMENT NO. 1 TO DECLARATION ESTABLISHING INDIANA AVENUE CONDOMINIUMS IN INSTRUMENT NUMBER 200909230088680, TO WHICH SAID DECLARATION AND AMENDED MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF, ALL OF RECORD IN SAID REGISTER'S OFFICE.

Being the same property conveyed to Alice Lindahl, by Special Warranty Deed dated November 29, 2012 from ATLAS TRI-STATE SPE, LLC, a limited liability company organized and existing under and by virtue of the laws of the State of North Carolina, by S. Gordon Dabney, Jr., its Vice President, of record in Instrument Number 20121204-0111209, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 County and taxes which are now a lien now due and payable. Taxes which have been prorated by the parties and will be paid by escrow agent.
2. Subject to all matters shown on the Plan of record in Plat Book 161, Page 39 and Instrument # 20090806-0073995 Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument #20090520-0046431, and Amended by Instrument #2009023-0088680 Register's Office for Davidson County, Tennessee, establishing INDIANA AVENUE CONDOMINIUMS.
4. Master Deed, Bylaws, Homeowner's Association Charter of record as Instrument # 20090415-0034310, Register's Office for Davidson County, Tennessee.

.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or under said Grantor, but not otherwise.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 21st day of October, 2019.

GRANTOR:

Alice Lindahl

STATE OF TENNESSEE,
COUNTY OF WILLIAMSON

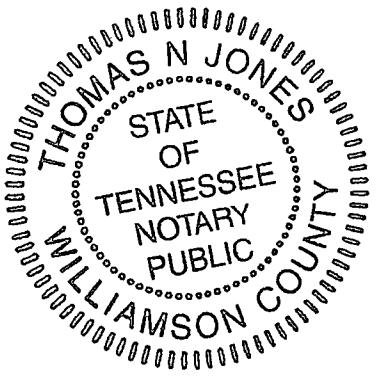
Before me, personally appeared Alice Lindahl, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing

instrument, and acknowledged that [he/she/they] executed the same as [his/her/their] free act and deed.

Witness my hand and official seal on October 21, 2019.

NOTARY PUBLIC

My Commission Expires: 6-10-23



True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Shields Brown, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/3/2020

Notary Seal:

