Karen Johnson Davidson County
Batch# 326266 DEEDWARR
12/06/2019 11:20:30 AM 5 pgs
Fees: $28.00 Taxes: $1,850.00
20191206-0126169

#35163

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35163-11-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me this 3rd day of December, 2019. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: New Level Community Development Corporation 1112 SEFFERSON STREET NASHVILLE TN 37208	Send Tax Bills To: New Owner 1112 Jefferson St. Nashville, TN 37208	Tax Information: Map and Parcel No.: 091 09 0 169 00 AND 091 09 0 317 00

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, Marian T. Ott ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to New Level Community Development Corporation, a Tennessee nonprofit corporation ("Grantee"), its successors 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 5921 and 5923 Deal Avenue, Nashville, TN 37209.

This is not the residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that she 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 herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

This conveyance is made subject to the restrictive covenant set forth on Exhibit "B" hereto, which shall run with the land and shall be binding upon Grantee, its successors and assigns.

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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 the 3rd day of December, 2019.

Marian T. Ott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marian T. Ott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2019.

Notary Public

My Commission Expires:

5-3-2020

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of Resubdivision of Lot No. 57 on the Plan of T.M. Naill's Subdivision of Lots in the B.F. Cockrill Farm Subdivision as of record in Instrument No. 20130607-0058100, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with and subject to a joint access and driveway easement for access to said Lots 1 and 2 as shown on said plan in Instrument No. 20130607-0058100.

Being the same property conveyed to Aaron D. Dale, a married man by deed dated September 12, 2014 from Libra Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20140915--0084198, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 18, 2014 of record in Instrument No. 20141204-0111224, Register's Office for Davidson County, Tennessee, Aaron Dale, married conveyed subject property to Aaron Dorn Dale and Caroline Shipley Dale, husband and wife.

Being the same property conveyed to Marian T. Ott by deed dated November 20, 2018 from Aaron Dorn Dale and Caroline Shipley Dale, husband and wife, of record in Instrument No. 20181120-0114323, Register's Office for Davidson County, Tennessee. Corrected by Affidavit of Scrivener's Error of record in Instrument No. 20190125-0007500, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel Nos. 091 09 0 169 00 AND 091 09 0 317 00.
2. Restrictive Covenants contained in an instrument of record in Book 1198, page 216, and Book 1391, page 4, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20130607-0058100, Register's Office for Davidson County, Tennessee.
4. Joint access and driveway easement for access to said Lots 1 and 2 as shown on said plan in Instrument No. 20130607-0058100.

Exhibit "B"

For a period of fifteen years from the date hereof, the Property shall be used as an affordable housing development and shall be leased only to tenants whose household income is equal to or less than eighty percent of the AMI (area median income) as determined annually by the Department of Housing and Urban Development.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

