THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $627,500.00 Affiant Subscribed and sworn to before me, this 15th day of January, 2020. Notary Public My Commission Expires: 9-18-23

Karen Johnson Davidson County
Batch# 345103 DEEDWARR
01/17/2020 11:13:30 AM 2 pgs
Fees: $13.00 Taxes: $2,321.75
20200117-0006374

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

WARRANTY DEED

Address New Owner: James & Kristie A. Klein Zimmerman & John & Sandra Zimmerman 1015 2nd Avenue South Nashville, TN 37210	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 093-15-0-307.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUSIC CITY SHORT TERM RENTALS LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JAMES ZIMMERMAN and KRISTIE A. KLEIN ZIMMERMAN, a married couple and JOHN ZIMMERMAN and SANDRA ZIMMERMAN, a married couple.,** ("Grantees"), their 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 part of Lot No. 6, as shown on the map entitled Paul's Elysian Grove, of record in Book 1, page 135, Chancery Court of Nashville, Tennessee, and being more particularly described as follows:

Being the Southern 32 feet of Lot No. 6 on the Plan of Paul's Elysian Grove Plan of Lots of record in Book 1, page 134, of the Chancery Court of Nashville, Tennessee. Said part of Lot No. 6 fronts 32 feet on the Westerly side of 2nd Avenue South and runs back between parallel lines 135 feet more or less to an alley.

Being the same property conveyed to ADAM WILL AND CLARK ZUKER, by deed from JONATHAN R. GATLIN AND ELIZABETH J. GATLIN, HUSBAND AND WIFE, of record as Instrument No. 20160901-0091874, dated August 29, 2016, said Register's Office. CLARK ZUKER AND ADAM WILL further conveyed said property to MUSIC CITY SHORT TERM RENTALS LLC, by Quitclaim Deed of record as Instrument No. 20161219-0133221, dated December 19, 2016, said Register's Office.
This is unimproved property commonly known as: **1015 2nd Avenue South Nashville, TN 37210**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that it has 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, their 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 15th day of January, 2020.

MUSIC CITY SHORT TERM RENTALS LLC

Giselle Aznaran, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **GISELLE AZNARAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of Music City Short Term Rentals, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 15th day of January, 2020.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2023
Notary Seal (if on paper)