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. 35318-02-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $664,900.00. Affiant Subscribed and sworn to before me this 18th day of February, 2020. Notary Public My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas M. Johnston 3118 Trevor St. Nashville, TN 37209	Primary Residential Mortgage, Inc. 1480 North 2200 West Salt Lake City, UT 84116	Map and Parcel No.: 092 09 3 K 003 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, **YMZ Partners, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas M. Johnston, an unmarried man** ("Grantee"), his 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 3118 Trevor Street, Nashville, TN 37209.

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# 359728 DEEDWARR
02/18/2020 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $2,460.13
20200218-0018097

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of February, 2020.

YMZ Partners, LLC, a Tennessee limited liability company

BY: _____
Jeff Zeitlin, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jeff Zeitlin, the bargainor, 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 and who further acknowledged that he is the Chief Manager of YMZ Partners, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of February, 2020.

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

_____ Notary Public

My Commission Expires:

EXHIBIT "A"

Being Unit 2A of City View @ Trevor, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for City View @ Trevor a Horizontal property Regime with Private Elements of record in as Instrument No. 20180412-0034453 Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of City View @ Trevor a Horizontal Property Regime with Private Elements contained in said Declaration the plat file ad Exhibit "B" to said Declaration appearing in Instrument No. 20180412-0034453 and Bylaws appended there to as Exhibit "C" said Register's Office are incorporated hereby and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to YMZ Partners, LLC, a Tennessee limited liability company by deed dated January 17, 2018 from Darrell Breaux and wife, Linda Breaux of record in Instrument No. 20180119-0005861, 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 No. 092 09 3 K 003 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 City View @ Trevor, of record in Instrument No. 20180412-0034453, 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 Site Plan of record attached as Exhibit B to the Declaration of record in Instrument No. 20180412-0034453, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 421, page 42, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Private Water Services of record in Instrument No. 20181128-0116069, Register's Office for Davidson County, Tennessee.

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

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY