THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $249,900.00
Karen Johnson Davidson County Batch# 360522 DEEDWARR 02/19/2020 04:15:30 PM 3 pgs Fees: $18.00 Taxes: $924.63 20200219-0018661	Affiant Subscribed and sworn to before me, this 19 day of February, 2020. Notary Public My Commission Expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Michala Pollock, David Pollock, and Jennifer Pollock 1620 Marsden Ave Nashville, TN 37216	New Owner	Tax Parcel ID No. 072-11-0-145.00

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, **ANDREW D. MCDONALD JR., A SINGLE MAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MICHALA POLLOCK, AN UNMARRIED WOMAN and DAVID POLLOCK AND JENNIFER POLLOCK, HUSBAND AND WIFE** ("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 Unit No. A, on the Horizontal Property Regime for The Townhomes at 1616 Marsden Avenue, as recorded in the Master Deed of record in Instrument No. 20190102-0000413 and corrected in Instrument No. 20190107-0001585, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ANDREW D. MCDONALD, JR., SINGLE MAN, by deed from URBAN DWELL HOMES, LP, NOW KNOWN AS URBAN DWELL HOMES, GP, A TENNESSEE GENERAL PARTNERSHIP, BY ACKNOWLEDGEMENT OF CONVERSION FILED NOVEMBER 29, 2018, WITH THE TENNESSEE SECRETARY OF STATE, of record in Instrument No. 20190109-0002305, dated January 8, 2019, said Register's Office.

This is improved property commonly known as: **1620 Marsden Ave, Nashville, TN 37216**

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 Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he 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 himself, his 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 18th day of February, 2020.

Andrew D. McDonald, by Bradley T. Bald, attorney in fact

ANDREW D. MCDONALD, BY: BRADLEY T. BALD, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **BRADLEY T. BALD**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **ANDREW D. MCDONALD JR.**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public
My commission expires:_____

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

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

