WARRANTY DEED

File #2018-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $349,900.00.

Affiant

Subscribed and sworn to before me on February 2nd, 2018.

NOTARY PUBLIC
My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 55959 DEEDWARR
02/06/2018 02:59:09 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20180206-0012080

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Sean M. Alexander 123 Berry Street Nashville, TN 37207	new owner	082-07-0D-003.00 CO

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, **EAST NASHVILLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SEAN M. ALEXANDER, UNMARRIED**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land being located in Davidson County, Tennessee, being Unit C on the Plan of record in the Declaration of 600 North 2nd Street Townhomes, of record in Instrument No. 20151030-0110604, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to EAST NASHVILLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by Quitclaim Deed from RUDY TITLE & ESCROW, LLC, TRUSTEE OF THE YARBORO RUSSELL EDUCATION TRUST, of record in Instrument No. 20150717-0069969, dated July 13, 2015, said Register's Office.

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

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B12W-18-123

This is Improved property known as 123 Berry Street, Nashville, TN 37207.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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 on February 2, 2018.

Grantor:

East Nashville Holdings, LLC, a Delaware limited liability company

By: _____
C. Tucker Herndon, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared C. Tucker Herndon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Authorized Signatory of East Nashville Holdings, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said C. Tucker Herndon as Authorized Signatory.

Witness my hand, at office, this 21 day of February, 2018.

_____
Notary Public

My commission expires: 3/6/18

KAREN HILLEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY