Bill Garrett Davidson County
Batch# 66892 DEEDWARR
03/09/2018 09:49:30 AM 4 pgs
Fees: $23.00 Taxes: $2,534.50
20180309-0022348

#34124

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $685,000.00. Affiant
First Title & Escrow Co., Inc. FTEC File No. 34124-02-2018	Subscribed and sworn to before me this 6th day of March, 2018. Notary Public My Commission Expires: October 7, 2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
RNKCadiz, LLC 578 Blue Springs Blvd. Cadiz, KY 42211	RNKCadiz, LLC 578 Blue Springs Blvd. Cadiz, KY 42211	Map and Parcel No.: 104 02 1 J 002 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, Roger Duane Clark, Trustee of the Long Boulevard Trust under agreement dated August 29, 2016, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RNKCadiz, LLC, a Kentucky limited liability company ("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 3118 Long Boulevard #2, Nashville, TN 37203.

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 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 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.

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 6th day of March, 2018.

Roger Duane Clark, Trustee of the Long Boulevard Trust
under agreement dated August 29, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger Duane Clark, Trustee of the Long Boulevard Trust under agreement dated August 29, 2016 with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee of the Long Boulevard Trust under agreement dated August 29, 2016, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 6th day of March, 2018.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of The Centennial Lofts II, a horizontal property regime with private elements established by Declaration in Instrument No. 20150406-0029730, as amended in Instrument No. 20160816-0085498, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Roger Duane Clark, Trustee of the Long Boulevard Trust under agreement dated August 29, 2016, by deed dated August 31, 2016 from jjb properties, llc, a Tennessee limited liability company, of record in Instrument No. 20160902-0092932, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2018 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
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 The Centennial Lofts II, of record in Instrument No. 20150406-0029730, as amended in Instrument No. 20160816-0085498, 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 Plan of record as Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record attached as Exhibit B to the Declaration of record in Instrument No. 20150406-0029730, as amended in Instrument No. 20160816-0085498, Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150317-0022699, Register's Office for Davidson County, Tennessee.

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 executed 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: _____
Notary Seal:

