WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/17/5 (AFFIX SEAL)

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Bill Garrett Davidson County
Batch# 103048 DEEDWARR
06/11/2018 01:00:20 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50

20180611-0055836

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Del Sur Hospitality, LLC	New Owner	
(NAME) **1037 Archer St.**	(NAME) 2211 Crestmoor Rd Ste 200	**105-01-4A-040.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY K. HARAGUCHI, AS TRUSTEE OF THE GARY K. HARAGUCHI SEPARATE PROPERTY LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEL SUR HOSPITALITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 40, Archer at 12th Homes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument Number 20160908-0094811, as amended in Instrument No. 20161102-0115692 and Instrument No. 20161123-0123554, Register's Office for Davidson County, Tennessee, The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, are incorporated hereby reference and made a part of the same as though copied herein. Reference is hereby made to Revised Exhibit "D" to Amendment No. 2 of record in Instrument No. 20161123-012554, for a more complete identification and description of said Unit.

Being the same property conveyed to Gary K. Haraguchi, as Trustee of The Gary K. Haraguchi Separate Property Living Trust by Quitclaim deed from Gary K. Haraguchi, a married man of record in Instrument No. 20180515-0046303 Register's Office for Davidson County, Tennessee, dated February 27, 2018 and recorded on May 15, 2018.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20150818-0082778, Register's Office of Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 88, Plat Book 5190, Page 266, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160908-0094811, as amended in Instrument No. 20161102-0115692 and Instrument No. 20161123-0123554, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160805-0081553, and Deed of Termination of Archer at 12th Homes, in Instrument No. 20160906-0093429, Register's Office for Davidson County, Tennessee;
- Charter of record in Instrument Number 20160805-0081524, in the Register's Office for Davidson County, Tennessee;
- Easement of record in Instrument Number 20150902-0089426, in the Register's Office for Davidson County, Tennessee;
- Restrictive Covenants of record in Book 4220, Page 723; Book 5696, page 857; Book 7568, page 205, in the Register's Office for Davidson County, Tennessee;
- Grant of Gas Service Line or Fuel Line Easement to Nashville Gas Company of record in Book 8255, Page 361, in the Register's Office for Davidson County, Tennessee;
- Declaration and Covenants for Stormwater Facilities and Systems of record in Instrument Number

20140411-0030695, 20140415-0031255, 20150306-0019503, 20150306-00195510, 20150717-0070159, 20150717-0070114 and 20161026-0112904, in the Register's Office for Davidson County, Tennessee;
- Consent to Final Subdivision Plat of Edgevue of record in Instrument Number 20161222-0134696, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record as Instrument Number 20171218-0128328 in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1037 Archer St., Nashville, Tennessee 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the ____ DAY OF JUNE, 2018.

Gary K. Haraguchi, as Trustee of The Gary K. Haraguchi Separate Property Living Trust

BY: _____
Gary K. Haraguchi
Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY K. HARAGUCHI, AS TRUSTEE OF THE GARY K. HARAGUCHI SEPARATE PROPERTY LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of June, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

See attached

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa }

On June 07, 2018 (Date) before me, Robert B. Cansino Notary Public (Here Insert Name and Title of the Officer),

personally appeared Gary K. Hernandez (Name(s) of Signer(s))

N/A,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ROBERT B. CANSINO
Notary Public - California
Contra Costa County
Commission # 2174105
My Comm. Expires Dec 1, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ Genera	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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