WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Amy Dieterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2018.

RWalters
Notary Public

MY COMMISSION EXPIRES: 8.17.19
(AFFIX SEAL)

JENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Bill Garrett Davidson County
Batch# 107794 DEEDWARR
06/25/2018 10:30:46 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20180625-0060900

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)
MF Holdings, LLC, a Tennessee limited liability company	New Owner	
(NAME) **1113 Archer St.**	(NAME) 2211 Crestmoor Rd Ste 200	**105-01-4A-007.00-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, **JT REAL ESTATE, LLC, A KENTUCKY LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MF HOLDINGS, 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 7 of 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 No. 20160908-0094811, amended in Instrument Nos. 20161102-0115692 and Instrument No. 20161123-0123554, Register's Office for said County, 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, the plat filed as Exhibit "D" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Archer Development, LLC, a Tennessee limited liability company by Special Warranty deed from Leonard Amdur of record in Instrument No. 20150226-0016685 Register's Office for Davidson County, Tennessee, dated February 23, 2015 and recorded on February 26, 2015.

Being the same property conveyed to Chris Gerbig, married by Warranty deed from Archer Development, LLC, a Tennessee limited liability company of record in Instrument No. 20170221-0016917 Register's Office for Davidson County, Tennessee, dated February 16, 2017 and recorded on February 21, 2017.

Being the same property conveyed to JT Real Estate, LLC, a Kentucky limited liability company by Quitclaim deed from Chris Gerbig and Tori Gerbig, husband and wife of record in Instrument No. 20170721-0074028 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 21, 2017.

This conveyance is subject to:
- Taxes for the year 2018, 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, 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.
- Restrictions of record as Instrument Number 20170721-0074028 in the 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.
- Subject to all matters shown on the plan of Edgehill Estates, Section One Hundred Twenty-Eight of record in Plat Book 5190, Page 266, in the Office of the Davidson County, Tennessee.
- Consent to Final Subdivision of plat of edgeVue of record in Instrument Number 20161222-0134696, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1113 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 21st DAY OF JUNE, 2018.

JT Real Estate, LLC, a Kentucky limited liability company

BY: _____
Chris Gerbig
Sole Member

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS GERBIG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of JT REAL ESTATE, LLC, A KENTUCKY LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of June, 2018.

_____
Notary Public
My Commission Expires: 8-1-2019
(SEAL)

BARBARA ROBERTSON
Notary Public
State at Large
Kentucky
My Commission Expires Aug 1, 2019

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