WARRANTY DEED

Bill Garrett Davidson County
Batch# 111078 DEEDWARR
06/29/2018 03:14:17 PM 2 pgs
Fees: $13.00 Taxes: $2,182.63

20180629-0063348

B-RE-18-1432

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Row at 12th South, LLC, a Tennessee limited liability company	NEW OWNER	
(NAME)	(NAME)	**105-05-0Z-015.00-CO**
1950 Gough St.		
(ADDRESS)	(ADDRESS)	
San Francisco, CA 94109		
(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, **1432 12TH AVE. SO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROW AT 12TH SOUTH, 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 No. 1432, The Row at 12th S. Townhomes, described in a Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20151221-0128111, 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 "C" 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 description of said Unit.

Being a portion of the same property conveyed to E3 Construction Services, LLC by Warranty Deed from Trustees of the Progressive Baptist Church, AKA Progressive Missionary Baptist Church, dated October 28, 2015 and recorded October 30, 2015 in Instrument No. 20151030-0110404, Register's Office of Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $1,465,000.00.)

Being the same property conveyed to Juan N. Reyes, married by Warranty deed from E3 Construction Services, LLC of record in Instrument No. 20170308-0022716 Register's Office for Davidson County, Tennessee, dated March 02, 2017 and recorded on March 08, 2017. (Value of consideration shown in aforementioned deed $459,000.00.)

Being the same property conveyed to 1432 12th Ave. So., LLC, a Tennessee Limited Liability Company by Quitclaim deed from Juan N. Reyes, married of record in Instrument No. 20171213-0127276 Register's Office for Davidson County, Tennessee, dated December 06, 2017 and recorded on December 13, 2017.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151221-0128111, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20160304-0021012 in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5817, Page 182, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4885, Page 111, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723, in the Register's Office for Davidson County, Tennessee.
- Charter of The Row at 12th S. Townhomes of record at Instrument No. 20151231-0131529, in the aforesaid Davidson Office.
- Easement for Sanitary Sewer, Storm drainage, Water mains, Pumps and appurtenances of record in Instrument No. 20160314-0023858, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1432 12th Ave S, 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 26th DAY OF JUNE, 2018.

1432 12th Ave. So., LLC, a Tennessee limited liability company

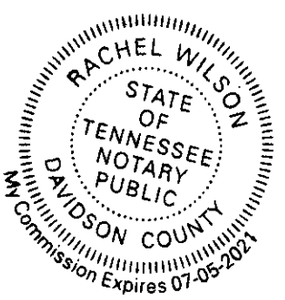
BY: _____
Ryan Lux
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN LUX, 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 AUTHORIZED AGENT of 1432 12TH AVE. SO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of June, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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