JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-HB-18-900-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(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)
Room Service Properties, LLC	**New Owner**	
(NAME)	(NAME)	**092-16-0B-078.00-CO**
2536 Mercedes Dr.		
(ADDRESS)	(ADDRESS)	
Ft. Lauderdale, FL 33316		
(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, **HB COUNTRY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROOM SERVICE PROPERTIES, LLC, A FLORIDA 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 709 of University Square, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing University Square Condominium of record in Book 7051, Page 529, and amended in Book 7119, Page 884, and Plan of record in Book 6900, Page 124, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to HB Country Holdings, LLC, a Florida limited liability company by Warranty deed from Country Cajun RE Holdings, LLC, a Florida limited liability company of record in Instrument No. 20170501-0042170 Register's Office for Davidson County, Tennessee.

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 in Plat Book 6900, Page 124, Register's Office for Davidson County, Tennessee.
- By-Laws of Inc. of record in Book 7051, Page 559, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7078, Page 443, in the Register's Office for Davidson County, Tennessee.
- Grant of Public Utility Easement to the Metropolitan Government of Nashville of record in Instrument Number 20130906-0094167, in the Register's Office for DavidsonCounty, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Subject to all current HOA dues/liens and any transfer fees imposed by the HOA/HOA Management Company.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **900 19th Avenue South #709, Nashville, Tennessee 37212**.

Bill Garrett Davidson County
Batch# 126154 **DEEDWARR**
08/07/2018 02:44:20 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20180807-0077697

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 3rd DAY OF AUGUST, 2018.

HB Country Holdings, LLC

BY: _____
Barbara Hardin
Authorized Manager

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA HARDIN, 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 MANAGER of HB COUNTRY HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of August, 2018.

_____
Notary Public
My Commission Expires: JUNE 8, 2019
(SEAL)

NORMA HUTCHINSON
Notary Public - State of Florida
Commission # FF 199773
My Comm. Expires Jun 8, 2019
Bonded through National Notary Assn.

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