WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,780,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-NP-18-1005-H

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)
STR Ventures, LLC, an Arizona Limited Liability Company	**New Owner**	
(NAME)	(NAME)	
4021 N 75th St. #101	Karen Y Johnson Davidson County Batch# 153147 **DEEDWARR** 10/22/2018 11:51:42 AM 3 pgs Fees: $18.00 Taxes: $21,386.00 20181022-0104516	**105-12-U-1.00CO** **105-12-U-2.00CO** **105-12-U-3.00CO** **105-12-U-4.00CO** **105-12-T-1.00CO** **105-12-T-2.00CO** **105-12-T-3.00CO** **105-12-T-4.00CO**
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85251		
(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, **NASHVILLE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STR VENTURES, LLC, AN ARIZONA 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:

Tract I

Land in Davidson County, Tennessee, being Units 1005A, 1005B, 1005C and 1005D of 12th Avenue South Residences I, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170522-0050562, 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 identification and description of said Units.

Tract II

Land in Davidson County, Tennessee, being Units 1007A, 1007B, 1007C and 1007D of 12th Avenue South Residences II, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170522-0050559, 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 identification and description of said Units.

Being the same property conveyed to Nashville Partners, GP, a Tennessee General Partnership, by Warranty Deed from Sunny Meadows, LLC, a Delaware Limited Liability Company, recorded July 5, 2016 in Instrument No. 20160705-0068208, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Subject to all matters shown on the Plan of Southside Park Estates, Section 1,of record in Plat Book 4460, Page 61, Amended in Book 4799, Page 455 and Instrument Nos. 20161019-0110643 and 20170117-0004760, Register's Office for Davidson County, Tennessee.
• Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 4575, Page

964, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

- Declarations of record in Instrument Nos. 20170522-0050562 (Tract I) and 20170522-0050559 (Tract II), Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Associations of record in Instrument Nos. 20170530-0053579 (Tract I) and 20170530-0053581 (Tract II), Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170427-0041551, Register's Office for Davidson County, Tennessee.
- Agreement for Shared Driveway of record in Instrument No. 20170530-0053617, Register's Office for Davidson County, Tennessee.
- Pedestrian Easements of record in Instrument Nos. 20170601-0054333 (Tract I) and 20170601-0054334 (Tract II), Register's Office for Davidson County, Tennessee.
- Public Street Right-of-Ways of record in Instrument Nos. 20170601-0054331 (Tract I) and 20170601-0054332 (Tract II), Register's Office for Davidson County, Tennessee.
- Restrictive Covenants - Edgehill Urban Renewal Plan of record in Book 4220, Page 723 and Book 6236, Page 263, Register's Office for Davidson County, Tennessee.
- All matters set out in Deeds of record in Book 4573, Page 595, Book 4573, Page 601 and Book 4573, Page 607, Register's Office for Davidson County, Tennessee.
- Easements retained in Metro Ordinance No. 70-1093.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1005-A 12th Avenue South, Nashville, Tennessee 37203**
1005-B 12th Avenue South, Nashville, Tennessee 37203
1005-C 12th Avenue South, Nashville, Tennessee 37203
1005-D 12th Avenue South, Nashville, Tennessee 37203
1007-A 12th Avenue South, Nashville, Tennessee 37203
1007-B 12th Avenue South, Nashville, Tennessee 37203
1007-C 12th Avenue South, Nashville, Tennessee 37203
1007-D 12th Avenue South, 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 17th DAY OF OCTOBER, 2018.

Nashville Partners, GP

BY: _____
Joshua Garland
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA GARLAND, signing for NASHVILLE PARTNERS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the GENERAL PARTNER of NASHVILLE PARTNERS, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of October, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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