WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 179225 DEEDWARR
12/31/2018 01:16:30 PM 4 pgs
Fees: $23.00 Taxes: $23,868.30
20181231-0126488

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,450,891.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of Dec, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LENA McCLAIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMM. EXP. JUNE 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
St. Joseph Properties, LLC	St. Joseph Properties, LLC	See Exhibit A
(NAME)	(NAME)	
947 Turnberry Cove	947 Turnberry Cove	
(ADDRESS)	(ADDRESS)	
Collierville, TN 38017	Collierville, TN 38017	
(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 considerations, the receipt of which is hereby acknowledged, **Richland Building Partners, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **St. Joseph Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5, 6, 7, 10, 11 & 12, of EIGHTH AVENUE PLACE TOWNHOMES, also known as 8TH AND ARGYLE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160217-0014835, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Richland Building Partners, LLC, a Tennessee limited liability company by Warranty Deed dated 03/22/2018 from VT Enterprises, LLC, a Tennessee limited liability company of record in Instrument 20180326-0027995, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per the boundary plat of record in Plat Book 161, Page 48, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument 20071116-0134525, Register's Office for Davidson County, Tennessee.

Master Declaration of Covenants, Conditions and Restrictions of record in Instrument 20160217-0014835, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20160105-0000693, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as units 1-7 and 10-12 of 8th Ave Place Townhomes, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), its successors and/or 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), its successors and/or 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 hand this 28 day of December 2018

RICHLAND BUILDING PARTNERS, LLC

By: Christopher Richey
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Richey, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of Richland Building Partners, LLC, a Tennessee limited liability company and is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 28 day of December, 2018.

Notary Public
My Commission Expires: 8/15/21

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
~~Stewart Title Company Tennessee Division~~
~~121 First Avenue South, Ste 200~~
~~Franklin, TN 37064~~

MID SOUTH TITLE SERVICES, LLC
1715 Aaron Brenner Drive, Suite 400
Memphis, TN 38120
MST#: 2018120972 LM

EXHIBIT "A"

File No.: 01288-45142

MAP / PARCELS

105-10-0-N00-10-0CO
105-10-0-N00-20-0CO
105-10-0-N00-30-0CO
105-10-0-N00-40-0CO
105-10-0-N00-50-0CO
105-10-0-N00-60-0CO
105-10-0-N00-70-0CO
105-10-0-N01-00-0CO
105-10-0-N01-10-0CO
105-10-0-N01-20-0CO

201812310126488

True Copy Certification

I, **Lena McClain**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Shelby

Personally appeared before me, Jill Preston, a notary public for this county and state, **Lena McClain**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary Seal:

