WARRANTY DEED

Karen Johnson Davidson County
Batch# 195704 DEEDWARR
02/15/2019 09:17:48 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20190215-0014174

B-JE-19-629

BRIAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(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)
Brooke A. Ackerly and William S. Zinke	new owner	
(NAME)	(NAME)	**092-10-0F-005.00-CO**
3619 Central Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **UP PARTNERSHIP, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BROOKE A. ACKERLY AND WILLIAM S. ZINKE, WIFE AND HUSBAND,** 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. 5 on the Plan of 27N at City Heights Townhomes, of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170523-0051197, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Desperado Properties, LLC by Warranty Deed from John H. Otey, Jr. and Otey & Associates of record in Instrument No. 20130521-0051398, Register's Office for Davidson County, Tennessee, dated May 15, 2013 and recorded on May 21, 2013.

Being a portion of the same property conveyed to Max Khazanov by Warranty Deed from Arthur S. Yokley, Sr. of record in Instrument No. 20150928-0098468, Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on September 28, 2015.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim Deed from Max Khazanov of record in Instrument No. 20170203-0011646, Register's Office for Davidson County, Tennessee, dated February 01, 2017 and recorded on February 03, 2017.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim Deed from Desperado Properties, LLC of record in Instrument No. 20170203-0011647, Register's Office for Davidson County, Tennessee, dated February 01, 2017 and recorded on February 03, 2017.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim Deed from E3 Construction Services, LLC, a Tennessee limited liability company of record in Instrument No. 20170203-0011648, Register's Office for Davidson County, Tennessee, dated February 01, 2017 and recorded on February 03, 2017.

Being the same property conveyed to John H. Eldridge, III by Quitclaim deed from E3 Construction Services, LLC, a Tennessee limited liability company of record in Instrument No. 20180208-0012883 Register's Office for Davidson County, Tennessee, dated February 05, 2018 and recorded on February 08, 2018.

Being the same property conveyed to UP Partnership, GP by Quitclaim deed from John H. Eldridge, III of record in Instrument No. 20180423-0038058 Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 23, 2018.

This conveyance is subject to:

- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 91, 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 20170523-0051197, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Instrument No. 20170609-0057938, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Street Right of Way to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20170419-0038484, Register's Office for Davidson County, Tennessee.
- Dedication or Restrictions and Covenants for Stormwater Facilities and Systems (which voids and vacates Instrument No. 20170417-0036601) of record in Instrument No. 20170428-0042065, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20170609-0057995, 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: **629 27th Avenue North, Nashville, Tennessee 37209**.

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 12th DAY OF FEBRUARY, 2019.

UP Partnership, GP

BY: _____
John Eldridge
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ELDRIDGE, signing for UP PARTNERSHIP, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of UP PARTNERSHIP, 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 12th of February, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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