Karen Johnson Davidson County
Batch# 197123 DEEDWARR
02/20/2019 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $14,615.00
20190220-0015313

WARRANTY DEED

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

B-RH-18-461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(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)
WeHo Flats LLC, a Tennessee limited liability company	**New owner**	
(NAME)	(NAME)	**105-07-0-053.00, 105-07-0-054.00, 105-07-0-055.00, 105-07-0-056.00 & 105-07-0-057.00**
615 3rd Avenue South, Suite 500		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **RED HORSE DEVCO, 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 **WEHO FLATS 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:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Humphrey, Houston and Martin's Addition to South Nashville of record in Deed Book 36, Page 117, in the Register's Office for Davidson County, Tennessee & Chancery Courty Plan Book 1, Page 35, in the Register's Office for Davidson County, Tennessee, being further described as follows:

Being a tract or parcel of land located in Nashville, Davidson County, Tennessee, said tract being property conveyed to H & R Company by deed of record in Book 6166, Page 543, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the southerly right-of-way line of Humphreys Street, said point being the northeasterly corner of property conveyed to Horace Sullivan, Inc. by deed of record in Book 6029, Page 315, R.O.D.C., and being the northwesterly corner of this tract; Thence, with the southerly right-of-way line of Humphreys Street S 80 deg 30 min 00 sec E, 50.00 feet to a PK nail (new); Thence, leaving said right-of-way line with the westerly right-of-way line of Martin Street S 9 deg 00 min 00 sec W, 150.00 feet to an existing iron pin; Thence, leaving said right-of-way line with the northerly margin of Metro Alleyway #187 N 80 deg 30 min 00 sec W, 50.00 feet to an iron rod (new); Thence, leaving said Alleyway with the easterly line of the aforementioned Horace Sullivan, Inc. property N 9 deg 00 min 00 sec E, 150.00 feet to a PK nail (new) and the point of beginning, Containing 7,500 square feet or 0.17 acre, more or less, according to survey prepared by Benny M. Cantrell, Tennessee RLS 1638.

Being the same property conveyed to Red Horse DevCo., LLC, a Tennessee Limited Liability Company by Quitclaim deed from The Cumberland Holdings Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170703-0066900 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 3, 2017.

Being also known as 461 Humphreys Street Nashville, Tennessee 37203, Davidson County Tennessee Tax Map and Parcel No. 105-07-0-053.00.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Humphrey, Houston and Martin's Addition to South Nashville of record in Deed Book 36, Page 117 & Chancery Court Plan Book 1, Page 35, in the Register's Office for Davidson County, Tennessee, being further described as follows:

Being a tract or parcel of land located in Nashville, Davidson County, Tennessee, said tract being the property conveyed to Horace Sullivan, Inc. by deed of record in Book 6029, Page 315, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the southerly right-of-way line of Humphreys Street, said point being the northwesterly corner of property conveyed to H & R Company by deed of record in Book 6166, Page 543, R.O.D.C., and being the northeasterly corner of this tract; Thence, leaving said right-of-way line with the westerly line of said H & R Company property S 9 deg 00 min 00 sec W, 150.00 feet to an iron rod (new); Thence, with the northerly margin of Metro Alleyway #187 N 80 deg 30 min 00 sec W, 50.00 feet to an existing iron pin; Thence, leaving said Alleyway with the easterly line of Lot 34, Houston, Humphreys & Martins Addition of record in Plan Book 36, Page 117, R.O.D.C., N 9 deg 00 min sec E, 150.00 feet to an iron rod (new); Thence, with the southerly right-of-way line of Humphreys Street S 80 deg 30 min 00 sec E, 50.00 feet to a PK nail (new) and the point of beginning, Containing 7,500 square feet or 0.17 acre, more or less, according to survey prepared by Benny M. Cantrell, Tennessee RLS 1638.

Being the same property conveyed to Red Horse DevCo., LLC, a Tennessee Limited Liability Company by Quitclaim deed from Ewing Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170703-0066901 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 3, 2017.

Being also known as 465 Humphreys Street Nashville, Tennessee 37203, Davidson County Tennessee Tax Map and Parcel No. 105-07-0-054.00.

Tract III:
Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Humphrey, Houston and Martin's Addition to South Nashville of record in Deed Book 36, Page 117 & Chancery Court Plan Book 1, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts fifty (50) feet on the Southerly side of Humphreys Street and runs back between parallel lines one hundred fifty (150) feet to an alley.

Being the same property conveyed to Red Horse DevCo., LLC, a Tennessee Limited Liability Company by Quitclaim deed from Cumberland Holdings Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170703-0066902 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 3, 2017.

Being also known as 467 Humphreys Street Nashville, Tennessee 37203, Davidson County Tennessee Tax Map and Parcel No. 105-07-0-055.00.

Tract IV:
Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Humphrey, Houston and Martin's Addition to South Nashville of record in Deed Book 36, Page 117 & Chancery Court Plan Book 1, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 33 fronts fifty (50) feet on the Southerly side of Humphreys Street and runs back between parallel lines one hundred fifty (150) feet to an alley.

Being a portion of the same property conveyed to Red Horse DevCo., LLC, a Tennessee Limited Liability Company by Warranty deed from Cumberland Advisory Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180223-0017320 Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded on February 23, 2018.

Being also known as 469 Humphreys Street Nashville, Tennessee 37203, Davidson County Tennessee Tax Map and Parcel No. 105-07-0-056.00.

Tract V:
Land in Davidson County, Tennessee, being Lot No. 32 and the Easterly one-half of Lot No. 31 on the Plan of Humphrey, Houston and Martin's Addition to South Nashville of record in Deed Book 36, Page 117 & Chancery Court Plan Book 1, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 32 and easterly portion of Lot No. 31 front together 75 feet on the southerly side of Humphreys Street, and run back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Red Horse DevCo., LLC, a Tennessee Limited Liability Company by Warranty deed from Cumberland Advisory Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180223-0017320 Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded on February 23, 2018.

Being also known as 471 Humphreys Street Nashville, Tennessee 37203, Davidson County Tennessee Tax Map and Parcel No. 105-07-0-057.00.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Deed Book 36, Page 117, Register's Office for Davidson County, Tennessee and of record in Chancery Court Plan Book 1, Page 35, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2019, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **461, 465, 467, 469 & 471 Humphreys Street, 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 19th DAY OF FEBRUARY, 2019.

RED HORSE DEVCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Ewing Holdings, LLC

By: Anthony E. Ewing, Member

The Cumberland Holdings Co., LLC

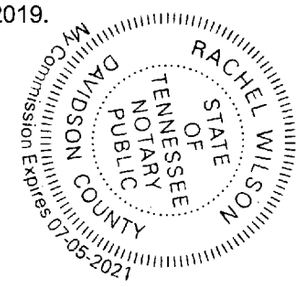
By: Bryan Krabousanos, Member

STATE OF Tennessee
County OF Davidson

On this the 19 day of February, 2019, before me personally appeared ANTHONY E EWING, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Managing Member of Ewing Holdings, LLC, Member of RED HORSE DEVCO LLC, the within named bargainor, and that he as such Chief Manager of Managing Member of Ewing Holdings, LLC, Member of RED HORSE DEVCO LLC, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 19 day of February, 2019.

Notary
My Commission Expires:

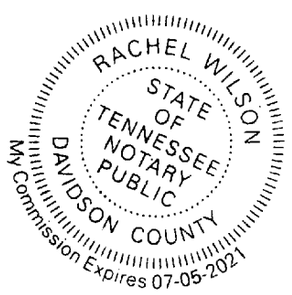


STATE OF Tennessee
County OF Davidson

On this the 19 day of February, 2019, before me personally appeared M. BRYAN KRABOUSANOS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be a Member of The Cumberland Holdings Company, LLC, Member of RED HORSE DEVCO LLC, the within named bargainor, and that he as such Member of The Cumberland Holdings Company, LLC, Member of RED HORSE DEVCO LLC, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the the 19 day of February, 2019

Notary
My Commission Expires:



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

True Copy Certification

I, Laura Mitchell, 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 DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY