Karen Johnson Davidson County
Batch# 230197 DEEDWARR
05/15/2019 01:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,957.30
20190515-0045825

Name and Address of New Owner:
SDS Ventures LLC
3550 Natures Way
New Braunfels, TX 78132

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-19050617

Map and Parcel: 118 02 1K 403.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert L Kirby**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **SDS Ventures LLC**, a Texas limited liability company, hereinafter called the GRANTEE, its successors and 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 403, Eighth South Residences, a Residential Condominium described in the Master Declaration for Eighth South Residences, a Residential Condominium of record in Instrument No. 20170619-0061466 of the Register's Office of Davidson County, Tennessee which is a unit of the Eighth South Mixed-Use Condominium established by Master Deed of Eighth South Mixed-Use Condominium recorded in Instrument No. 20170619-0061465 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Eighth South Mixed-Use Condominium as stated in said Master Declarations. Said Unit is shown as part of Exhibit "B" to the Master Declaration of Eighth South Residences, a Residential Condominium and is a condominium form of ownership established in the manner provided by the provisions of Tennessee Code Annotated Title 66, Chapter 27, Section 201 et seq. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at Eighth South Residences and Eighth South Mixed-Use Condominium, the property, co-owners and tenants, and the plat filed as "Exhibit "B" to said Master Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Together with said unit, Grantor conveys to Grantee, his heirs, successors and assigns, a Grandfathered Leasing Permit which shall be appurtenant to the unit and which shall run with the land which allows the unit to be rented for long-term or short-term rentals in perpetuity as provided in the Master Declaration for Eighth South Residences, a Residential Condominium, of record in Instrument Number No. 20170619-0061466, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert L. Kirby by Quitclaim Deed filed for record on April 20, 2018 in Instrument Number 20180420-0037442, of the Register's Office of Davidson County, Tennessee.

Subject property is investment property and is not the principal residence of the Grantor.

This conveyance is subject to Master Declaration of record in Instrument Number 20170619-0061465 and Instrument Number 20170619-0061466; HOA Charter of record in Instrument Number 20170816-0084240 and Instrument Number 20170816-0084241; all matters including but not limited to a Grandfathered Leasing Permit set out in Instrument Number 20170619-0061466 and Instrument Number 20180420-0037442; Quitclaim Deed to HOA for common elements of record in Instrument Number 20170828-0088041 and Instrument Number 20170828-0088042; Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities of record in Instrument Number 20180130-0009394' Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20150730-0075029; Memorandum of Purchase and Sale Agreement of record in Instrument Number 20150205-0010893; Declaration of Covenants, Conditions & Restrictions for Broadstone Eighth of record in Instrument Number 20151021-0107308; Reciprocal Easement Agreement Relating to Parking Garages of record in Instrument Number 20151021-0107311; Development and Access Easement Agreement of record in Instrument Number 20151021-0107312; Easement Agreement of record in Instrument Number 20160926-0101241; Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20170921-0096815; all of the Register's Office of Davidson County, Tennessee.

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.

This is improved property known as: 2407 8th Ave South Unit 403, Nashville, TN 37204

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 10th day of May, 2019.

Robert L Kirby

State of Tennessee

County of Davidson

Personally appeared before me, Robert L Kirby with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th of May, 2019.

Laura L. Vaught
Notary Public
My Commission Expires: 9/19/22

LAURA L VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $529,000.00.

Jessica L Talley
Affiant Signature

Subscribed and sworn to before me, this 10 day of May, 2019.

Notary Public
My Commission Expires: 11-20-21

JOHN PARKER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY