THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 245153 DEEDWARR
06/18/2019 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,550.30
20190618-0058752

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Regional Holdings, LLC P.O. Box 707 Clarksville, TN 37041-0707	New Owner	092-16-0B-018.00-CO & 092-16-0B-019.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Radek Fooksa and Daniela Sever, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Regional Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

BEING a certain condominium unit situated in Davidson County, Tennessee, and further known as Unit Nos. 211 and 212 of University Square Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for University Square Condominium Association, of record in Book 7051, Page 529, as amended in Book 7119, Page 884, and in Instrument No. 20100408-0026686, Register's Office for Davidson County, Tennessee, including without limitation those By-Laws appended thereto, together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the boundary site plans of University Square Condominium Apartments of record in Book 6900, Page 124, said Register's Office, for a more complete identification and placement of said Unit.

INCLUDED in the above described property is Parking Space Level P-2 South #44 and #43.

Being the same property conveyed to Radek Fooksa and Daniela Sever, husband and wife, by Warranty Deed from Lala A. Cornelius, an unmarried individual, filed of record on March 31, 2015, at Instrument No. 20150331-0027665, Davidson County Register of Deeds.

This is property commonly known as 900 19th Avenue South, Unit 211 & Unit 212, Nashville, TN 37212.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands, this 14TH day of June, 2019:

Radek Fooksa

Daniela Sever

STATE OF MA

COUNTY OF SUFFOLK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Radek Fooksa and Daniela Sever**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14TH day of June, 2019:

Notary Public

My Commission Expires: February 10, 2023

DEANNA JILES
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 10, 2023

STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $419,000.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 17 DAY OF June, 2019.

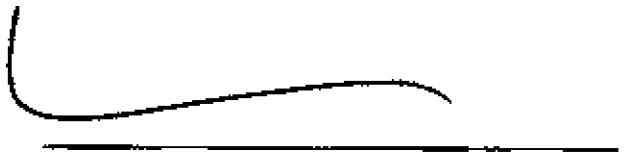
Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

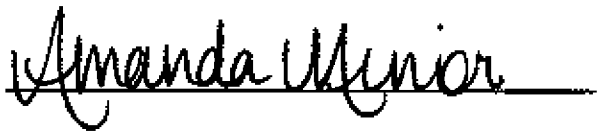
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

