THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 1811[illegible]8476

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,997,700.00.

Affiant

Subscribed and sworn to before me, this 14 day of June, 2019.

Notary Public
My Commission Expires: 7/6/20

Karen Johnson Davidson County
Batch# 245802 DEEDWARR
06/19/2019 03:56:04 PM 2 pgs
Fees: $13.00 Taxes: $7,391.49

20190619-0059223

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nashville Growth I LLC 506A 31st Ave N 506B 31st Ave N 506C 31st Ave N Nashville TN 37209	New Owner 100 N. Barranca St. Suite 200 West Covina, CA 91791	Tax Parcel ID No. 092-10-0C-010.00-CO 092-10-0C-011.00-CO 092-10-0C-012.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Del Partners, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nashville Growth I LLC, a Tennessee limited liability company**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain units located in Davidson County, Tennessee, being Unit Nos. 10, 11, and 12 of ElevAte at City Heights (formerly "ElevAte at MedWest" and formerly "The Del"), a Horizontal Property Regime With Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions establishing ElevAte at City Heights (formerly "ElevAte at MedWest" and formerly "The Del"), a Horizontal Property Regime With Private Elements of record in Instrument Number 20180403-0030960, as amended in Instrument Number 20180615-0057610, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in to said Declaration.

Being a portion of the same property conveyed to The Del Partners by Warranty deed from First Cousins Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150805-0077658 Register's Office for Davidson County, Tennessee, dated July 29, 2015 and recorded on August 05, 2015.

Being a portion of the same property conveyed to The Del Partners by Quitclaim deed from The Del Partners of record in Instrument No. 20161013-0108525 Register's Office for Davidson County, Tennessee, dated October 13, 2016 and recorded on October 13, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BR-18-506

Taxes for the year 2019, a lien not yet due and payable.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for ElevAte at City Heights (formerly "ElevAte at MedWest" and formerly "The Del"), a Horizontal Property Regime With Private Elements of record in Instrument Number 20180403-0030960, as amended in Instrument Number 20180615-0057610, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170127-0009277, as amended in 20170330-0031283 and 20171003-0101096, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Charter for HOA of record in Instrument Number 20170127-0009276, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20161012-0107948, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way of record in Instrument Number 20170208-0013332, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 506 A 31st Ave N (Unit 12); 506 B 31st Ave N (Unit 11); & 506 C 31st Ave N (Unit 10) Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2019.

The Del Partners, a Tennessee General Partnership

By: _____
Tony Harris, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, aforesaid, Tony Harris, as Authorized Partner of The Del Partners, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2019.

My Commission Expires: _____

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

_____
Notary Public