WARRANTY DEED

A-7TH-19-703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: ___

(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

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)
1-3A Beacon Street, LLC	**New Owner**	
(NAME)	(NAME)	**81-12-4A-3.00CO**
703 Taylor Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **7TH & TAYLOR 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 **1-3A BEACON STREET, LLC,** 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 C of 7th & Taylor, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160809-0082944, amended in Instrument No. 20180815-0080901, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to 7th & Taylor LLC, a Tennessee limited liability company, by Quitclaim Deed from VP Holdings LLC, a Tennessee limited liability company, recorded August 9, 2016 in Instrument No. 20160809-0082941; further being part of the same property conveyed to VP Holdings LLC, a Tennessee limited liability company, by Quitclaim Deed from Village People, LLC, a Tennessee limited liability company, recorded January 27, 2016 in 20160127-0008008; further being part of the same property conveyed to Village People, LLC by Quitclaim Deed from Core Development Services, LLC, a Tennessee limited liability company, recorded March 6, 2012 in Instrument No. 20120306-0019715; further being part of the same property conveyed to Core Development Services, LLC, a Tennessee limited liability company, by Quitclaim Deed from 139 Partners, recorded February 27, 2008 in Instrument No. 20080227-0019111 and further being part of the same property conveyed to 139 Partners by Warranty Deed from Edward L. Swinger, recorded August 27, 2008 in Instrument No. 20080227-0019110, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20160809-0082944, amended in Instrument No. 20180815-0080901.
- Restrictions for Phillips Jackson Street Redevelopment District of record in Book 9183, Page 130, Book 11625, Page 280 and Instrument Nos. 20020425-0051009, 20130903-0092714 and 20130903-0092717, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20170921-0097006, Register's Office for Davidson County, Tennessee.
- Agreement for Grant of Easement of record in Instrument No. 20120424-0034833, amended in Instrument No. 20160715-0073051, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument No. 20160727-0077352, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in In No. 20160728-0077690, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 267511 DEEDWARR
08/06/2019 03:54:39 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20190806-0078230

- Subject to the rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **703 Taylor Street, Nashville, Tennessee 37208**.

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 31 DAY OF JULY, 2019.

7th & Taylor LLC, a Tennessee limited liability company

BY: _____
Jenn Garrett
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENN GARRETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of 7TH & TAYLOR LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of July, 2019.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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