**RETURN TO**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-45734

(1)

# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 272206 DEEDWARRSP
08/15/2019 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $13,676.05
20190815-0081918

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,696,230.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: July 5, 2021

(AFFIX SEAL)

Courtney Hollin State of Tennessee Notary Public Davidson County My Commission Expires July 5, 2021

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| 915 Monroe Street, LLC | NEW OWNER | 081160Q00200CO, 081160Q00300CO, 081160Q00400CO, |
| (NAME) | (NAME) | |
| 3841 Green Hills Village Dr., Suite 400 | | 081160Q00500CO, 081160Q00600CO, 081160Q00700CO, 081160Q00800CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monroe Square, LLC, a Georgia limited liability company** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **915 Monroe Street, LLC, a Delaware limited liability company**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being Unit Nos. 2, 3, 4, 5, 6, 7 & 8, on the plan of MONROE SQUARE COTTAGES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, and any undivided interests in all the common areas (Horizontal Property Regime with Private Elements), filed as Exhibit to and established by Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument 20171215-0127725, as amended in Instrument 20180928-0096590, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Monroe Square, LLC, a Georgia limited liability company by Warranty Deed dated 12/01/2017 from YMZ Partners, LLC, a Tennessee limited liability company of record in Instrument 20171206-0124601, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters shown on the boundary plat of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument 20171215-0127725, as amended of record in Instrument 20180928-0096590, Register's Office for Davidson County, Tennessee.
Restrictive Covenants of record in Book 9183, Page 130, as amended of record in Book 11625, Page 280, as amended of record in Instrument 20020425-0051069, as amended of record in Instrument 20130903-0092714, as

amended of record in Instrument 20130903-0092717, Register's Office for Davidson County, Tennessee. and in Metropolitan County Council Ordinance No. BL2013-5959 in the County Court Clerk's Office for said County.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20170504-0044240, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Right of Way of record in Instrument 20171030-0111096, Register's Office for Davidson County, Tennessee.
Charter of the Homeowners Association of record in Instrument 20171215-0127724, Register's Office for Davidson County, Tennessee.
County of Davidson taxes for the year 2019 and subsequent years, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☑ property, known as 915 Monroe Street, 2-8, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), its successors and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), its successors and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 13th day of August, 2019.

MONROE SQUARE, LLC

Christopher A. Rudd
Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Christopher A. Rudd with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Manager of Monroe Square, LLC and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Manager.

WITNESS my hand and seal this 13th day of August, 2019.

Notary Public
My Commission Expires: 2-21-22

KIMBERLY D. HICKS
NOTARY PUBLIC
TENNESSEE
STATE
WILLIAMSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**121 First Avenue South, Ste 200**
**Franklin, TN 37064**



201908150081918

## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

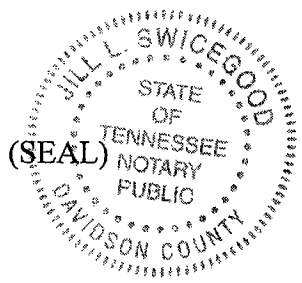
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900