WARRANTY DEED

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2023

File No. DH0005526

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER IS $518,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 26th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Genesis Nash One, LLC	New Owner	
(NAME)	(NAME)	
1240 2nd Ave S, Unit 16		105-03-0K-016.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Brontes Capital, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Genesis Nash One LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 No. D16 together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Dwell Lofts - 2nd Avenue South, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160111-0002907, as amended in Instrument No. 20160919-0098267, in the Register's Office for Davidson County, Tennessee, and being shown on the Site Plan attached thereto as Exhibit "B", to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brontes Capital, LLC by Warranty deed from Dwell Investment Group, LLC of record in Instrument No. 20170306-0021658 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on March 06, 2017. Affidavit of Scrivener's Error record in Instrument No. 20170608-0057356

Being also known as 1240 2nd Ave South,Unit 16 D16 Nashville, Tennessee 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1240 2nd Ave S, Unit 16, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 277652 DEEDWARR
08/29/2019 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,916.60
20190829-0087301

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 26th day of August, 2019.

Brontes Capital, LLC

By: Drew Dillard
Is: Authorized Member

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Drew Dillard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be authorized member of Brontes Capital, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such authorized member executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as authorized member.

Witness my hand this 26 day of August, 2019.

NOTARY PUBLIC STATE OF TEXAS
KAREN ENER
Notary ID # 6548435
My Commission Expires
December 17, 2020

Notary Public

My commission expires: 12-17-2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Tracey Cerrato, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, 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: 01/24/2023

