WARRANTY DEED

Karen Johnson Davidson County
Batch# 294378 DEEDWARR
10/01/2019 03:40:13 PM 2 pgs
Fees: $13.00 Taxes: $12,025.00

20191001-0100197

B-E3-19-2912-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

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)
Rudy at City Heights, LLC	**New owner**	
(NAME)	(NAME)	
2804 Clifton Avenue		**092-10-0-192.00** **092-10-0-193.00** **092-10-0-194.00** **092-10-0-195.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **ANDREA L. HAYES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUDY AT CITY HEIGHTS, 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:

TRACT I (2912 FELICIA STREET):
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 39 ON THE PLAN OF T.M. STEGER'S SECOND SUBDIVISION, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF FELICIA AVENUE AT A POINT 90.0 FEET WEST OF THE WESTERLY MARGIN OF 30TH AVENUE NORTH, BEING THE COMMON CORNER OF LOTS NOS. 38 AND 39; THENCE, WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWARDLY 150.0 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE, WITH THE MARGIN OF SAID ALLEY WESTWARDLY 50.0 FEET TO THE COMMON CORNER OF LOTS NOS. 39 AND 40; THENCE, WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 150.0 FEET TO THE NORTHERLY MARGIN OF SAID FELICIA AVENUE; THENCE, WITH THE MARGIN OF THE SAME EASTWARDLY 50.0 FEET TO THE BEGINNING.

TRACT II (2910 FELICIA STREET):
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38 ON THE PLAN OF T.M. STEGER'S SUBDIVISION OF THE PILCHER BARROW LANDS CALLED " T.M. STEGER'S SECOND SUBDIVISION", NOT OF RECORD.

SAID LOT NO 38 FRONTS 50.0 FEET ON THE NORTHERLY SIDE OF FELICIA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150.0 FEET TO AN ALLEY.

TRACT III (2908 FELICIA STREET):
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO: 37 AS SHOWN ON THE PLAN OF PART OF T.M. STEGER'S SUBDIVISION OF THE PILCHER BARROW LANDS, NOT OF RECORD.

SAID LOT NO 37 FRONTS 40.0 FEET ON THE NORTHERLY SIDE OF FELICIA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF STEGER STREET, 150.0 FEET TO AN ALLEY.

TRACT IV (2906 FELICIA STREET):
BEING LOT NO. 36 ON THE PLAN OF T.M. STEGER'S SECOND SUBDIVISION OF PART OF THE BARROW PROPERTY NOT OF RECORD.

SAID LOT NO. 36 FRONTS 60 FEET ON THE NORTHERLY SIDE OF FELICIA STREET AND RUNS BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF STEGER STREET 150 FEET TO AN ALLEY.

INCLUDED HEREWITH, IN ADDITION TO THE ABOVE DESCRIBED TRACTS I-IV, IS A PORTION OF THE 31ST AVENUE NORTH RIGHT-OF-WAY, ABANDONED BY ORDINANCE OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY IN ORDINANCE NO. BL2008-296.

Tract I:
BEING THE SAME PROPERTY CONVEYED TO ANDREA L. HAYES BY QUITCLAIM DEED FROM HAYES MEDICAL CONDOMINIUM CENTERS, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20150519-0045880, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract II:
BEING THE SAME PROPERTY CONVEYED TO ANDREA L. HAYES BY QUITCLAIM DEED FROM HAYES MEDICAL CONDOMINIUM CENTERS, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20150519-0045881, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract III:
BEING THE SAME PROPERTY CONVEYED TO ANDREA L. HAYES BY QUITCLAIM DEED FROM HAYES MEDICAL CONDOMINIUM CENTERS, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20150519-0045882, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract IV:
BEING THE SAME PROPERTY CONVEYED TO ANDREA LYNN HAYES BY WARRANTY DEED FROM REO HOLDINGS, LLC, OF RECORD IN INSTRUMENT NO. 20150526-0047860, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ANDREA L. HAYES BY QUITCLAIM DEED TO COMBINE MAP AND PARCEL NUMBERS, FROM ANDREA L. HAYES (ALSO KNOWN AS ANDREA LYNN HAYES) OF RECORD IN INSTRUMENT NO. 20190822-0084315, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 20, 2019 AND RECORDED ON AUGUST 22, 2019. (TRACTS I, II, III AND IV)

This conveyance is subject to:
- All matters set out in Metro Ordinance BL2008-296.
- Taxes for the year 2019, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2912, 2910, 2908, 2906 Felicia Street, Nashville, Tennessee 37209**.

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 26th DAY OF SEPTEMBER, 2019.

Andrea L. Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREA L. HAYES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2019.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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