Karen Johnson Davidson County
Batch# 296842 DEEDWARRSP
10/07/2019 10:33:30 AM 8 pgs
Fees: $43.00 Taxes: $10,545.00
20191007-0102369

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
41ST Avenue Partners, LLC c/o Michael A. Stewart 150 3rd Avenue South, Suite 2800 Nashville, Tennessee 37201	Same	091120I90000CO 091120I00100CO 091120I00200CO 091120I00300CO 091120I00400CO 091120I00500CO 091120J90000CO 091120J00100CO 091120J00200CO 091120J00300CO 091120J00400CO 091120J00500CO 091120K90000CO 091120K00100CO 091120K00200CO 091120K00300CO 091120C90000CO 091120C00100CO 091120C00200CO 091120C00300CO 091120C00400CO

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DY PROPERTIES II, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to 41ST AVENUE PARTNERS, LLC, a Tennessee limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property and all improvements, structures and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as:

616 41st Avenue North, Units A, B, C, D and E, Nashville, Tennessee.
618 41st Avenue North, Units A, B, C, D and E, Nashville, Tennessee.
620 41st Avenue North, Units 1, 2, 3 and 4, Nashville, Tennessee.
622 41st Avenue North, Units A, B and C, Nashville, Tennessee.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 4th day of October, 2019.

DY PROPERTIES II, LLC

By: _____
Name: DeRon Jenkins
Title: Owner

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, DeRon Jenkins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Owner of DY PROPERTIES II, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 4 day of October, 2019.

_____
Notary Public

My Commission Expires:

05-03-2021

ANDRE P. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $2,850,000.00.

Sworn to and subscribed before me this 4th day of October, 2019.

Notary Public

ANDRE P. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

My Commission Expires:
05-03-2021

EXHIBIT A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Tract 1:

BEING the Common Area and Units A, B, C, D, E together with the appurtenant interest in the common elements of 616 41st Avenue North Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 201404160031702, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit to the aforementioned Declaration.

Being part of the same property conveyed to DY Properties II, LLC, a Tennessee limited liability company by Warranty Deed from Cyntia Short and Marva Harris Starks as heirs at law of Lucille Gooden Harris, Mary Townsend Harris and Cynthia Harris as heirs at law of Charles W. Harris, Jr. and Cyntia Short and Marva Harris Starks as heirs at law of Lucille Harris of record in Instrument No. 201404100030072, Register's Office for Davidson County, Tennessee.

Tract 2:

BEING the Common Area and Units A, B, C, D, E together with the appurtenant interest in the common elements of 618 41st Avenue North, a condominium established by Restated Declaration as Instrument No. 201404070028944, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit B to the aforementioned Restated Declaration.

Being part of the same property conveyed to DY Properties II, LLC, a Tennessee limited liability company by deed from Tamay Ozari of record in Instrument No. 201110180081132, Register's Office for Davidson County, Tennessee.

Tract 3:

Land in Davidson County, Tennessee, being all of the Common Area and Units A, B, C together with the appurtenant interest in the common elements of 622 41st Ave. North Townhomes, a condominium established by Declaration of record in Instrument No. 201301110003633, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit E to the aforementioned Declaration.

Being part of the same property conveyed to DY Properties II, LLC by deed from Raymond Stanley Kinslow, Jr. of record in Instrument No. 201210150094481, Register's Office for Davidson County, Tennessee.

Tract 4:

Land in Davidson County, Tennessee, being all of the Common Area and Units A, B, C, D, together with the appurtenant interest in the common elements of 41st Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 200812190121551, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as an Exhibit to the aforementioned Declaration.

BEING part of the same property conveyed to DY Properties II, LLC by deed from Raymond Stanley Kinslow, Jr. of record in Instrument No. 200706270076856, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2019 and subsequent years, a lien, not yet due and payable.
2. Plat of record in Book 21, page 35, Register's Office of Davidson County, Tennessee.
3. By-Laws for the Administration of 41st Avenue Townhomes Condominium, Inc. of record in Instrument No. 200806130061275; as affected by Articles of Dissolution of record in Instrument No. 200812190121550, Register's Office for Davidson County, Tennessee.
4. Horizontal Property Regime of 41st Avenue Condominiums of record in Instrument No.200806130061275, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions, Restrictions and Easements for 41st Avenue Townhomes, a Horizontal Property Regime with Private Elements, by DY Properties II, LLC, of record in Instrument No. 200812190121551, in the Register's Office of Davidson County, Tennessee.
6. By-Laws for the 618 41st Avenue North of record in Instrument No. 201111080087407; as restated in Restated Declaration for 618 41st Avenue North of record in Instrument No. 201404070028944, Register's Office for Davidson County, Tennessee.
7. Master Deed establishing a Horizontal Property Regime of 618 41st Avenue North Condominiums of record in Instrument No. 201111080087407, Register's Office for Davidson County, Tennessee.
8. Declaration Establishing 622 41st Ave North Townhomes, by DY Properties, LLC, of record in Instrument No. 201301110003633, in the Register's Office of Davidson County, Tennessee.
9. Declaration of Covenants, Conditions and Restrictions for 616 41st Avenue North Townhomes, by DY Properties II, LLC, of record in Instrument No. 201404160031702, in the Register's Office of Davidson County, Tennessee.

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True Copy Certification

I, Jay H. Smith, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Shields Brown, a notary public for this county and state, Jay H. Smith 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: 3/3/2020

Notary Seal:

