WARRANTY DEED

Karen Johnson Davidson County
Batch# 307137 DEEDWARR
10/28/2019 02:33:15 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20191028-0110335

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JM-MRE-19-4007-4009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
MRE Oz Fund, LLC	**NEW OWNER**	
(NAME)	(NAME)	**PART OF 091-12-0-214.00**
PO Box 331622		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **TYNELEA PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MRE OZ FUND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 A and B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4007 Indiana Ave Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190731-0075249 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. (As to Tract 1)

Land in Davidson County, Tennessee, being Unit A and B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4009 Indiana Ave Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190731-0075250 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. (As to Tract 2)

Being a portion of the same property conveyed to Tynelea Partners, GP, a Tennessee General Partnership by Quit Claim deed from Tynelea Partners, GP, a Tennessee General Partnership of record in Instrument No. 20190110-0002755 Register's Office for Davidson County, Tennessee, dated January 10, 2019 and recorded on January 10, 2019. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 4007 & 4009 Indiana Ave Nashville, TN 37209.

This conveyance is subject to:

- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Plan of record in Plat Book 161, Page 39, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20190731-0075249 (As to Tract 1), Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20190808-0079171 (As to Tract 1), in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20190731-0075250 (As to Tract 2), Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20190808-0079172 (As to Tract 2), in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4007 & 4009 Indiana Ave, 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 24th DAY OF OCTOBER, 2019.

Tynelea Partners, GP

BY: _____
Thomas W. Smith, II
Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS W. SMITH, II, signing for TYNELEA PARTNERS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MANAGING PARTNER of TYNELEA PARTNERS, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of October, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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