Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
~~1620 Westgate Circle, Suite 150~~
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020

(AFFIX SEAL)

KRISTEN RADCLIFFE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

J-ARE-19-2171A

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)
Brian Fercho and Morgan Fercho	New Owner	
(NAME) **2171 B Rock City**	(NAME)	**072-11-1D-001.00-CO**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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, **STRATEGIC ASSET ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN FERCHO AND MORGAN FERCHO, HUSBAND AND WIFE,** 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:

A certain townhome located in Davidson County, Tennessee, being Unit A of 2171 Rock City Street Townhomes, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 2171 Rock City Street Townhomes of record in Instrument Number 20170711-0069599, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Garafola Properties LLC, a Tennessee Limited Liability Company by Warranty deed from Cindy Darlene Morris now known as Cindy Darlene Thompson-Morris, an unmarried woman of record in Instrument No. 20170719-0072625 Register's Office for Davidson County, Tennessee, dated July 12, 2017 and recorded on July 19, 2017.

Garafola Properties, LLC filed a Voluntary Chapter 11 Bankruptcy Petition, Docket Number 3:18-bk-06361, on September 24, 2018, which was subsequently converted to Chapter 7 on February 13, 2019. Upon conversion to Chapter 7, title was vested in Erica R. Johnson, Trustee, who then obtained a Bankruptcy Court Order to sell and convey title.

Rock City Property, sent to all creditors and parties in interest on April 29, 2019 (Docket Entry 178 in Case 3:18-bk-06361); Expedited Order Setting Hearing on Trustee's Expedited Motion to Sell Real Property Described as the Rock City Property entered by the Court on April 29, 2019 (Docket Entry 182 in Case 3:18-bk-06361); and Agreed Order Authorizing Sale of Real Property Described as the Rock City Property entered by the Court on May 16, 2019 (Docket Entry 197 in Case 3:18-bk-06361).

Being a portion of the same property conveyed to Strategic Assets Acquisitions, LLC, a Tennessee limited liability company by Trustee's Deed from Eric R. Johnson, Trustee for Garafola Properties, LLC of record in Instrument No. 20190530-0051039 Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on May 30, 2019.

This conveyance is subject to:
- Taxes for the year 2019.
- Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of 2171

Karen Johnson Davidson County
Batch# 311164 **DEEDWARR** Warranty Deed
11/05/2019 09:50:46 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20191105-0114088

Rock City Street Townhomes of record in Instrument Number 20170711-0069599, Register's Office for Davidson County, Tennessee.
- Charter of 2171 Rock City Street Townhomes of record in Instrument Number 20170724-0074411, in the Register's Office for Davidson County, Tennessee.
- Permanent Easement and Right-of-Way for Street Purposes of record in Book 4454, Page 38, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4215, Page 136, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2171 B Rock City, Nashville, Tennessee 37216**.

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 18th DAY OF OCTOBER, 2019.

Strategic Asset Acquisitions, LLC, a Tennessee limited liability company.

BY: _____, Manager
Taylor Perkins
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAYLOR PERKINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the of STRATEGIC ASSET ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of October, 2019.

_____
Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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