# WARRANTY DEED

Karen Johnson Davidson County
Batch# 318085 DEEDWARR
11/21/2019 09:25:32 AM 2 pgs
Fees: $13.00 Taxes: $4,534.98

20191121-0120284

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,669.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JER Real Estate #1, LLC, a Tennessee limited liability company | New Owner | P/O 131-01-0-116.00 |
| (NAME) | (NAME) | |
| 2215 Castleman Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (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 considerations, the receipt of which is hereby acknowledged, **St. Joseph Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **JER Real Estate #1, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County Tennessee, being known and designated as Unit No. B of 2213/2215 Castleman, a Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declarations of Covenants, Conditions and Restrictions establishing 2213/2215 Castleman, a Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20190415-0033963, Scrivener's Affidavit in Instrument Number 20190731-0075198 and as amended in Instrument No. 20191107-0114979, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Warranty Deed from Richland Building Partners, LLC to St. Joseph Properties, LLC, as recorded on the 16th day of January, 2019 in Instrument No. 20190116-0004558; part of Warranty Deed from Ferial Ziady to Richland Building Partners, LLC, a Tennessee Limited Liability Company, as recorded on the 11th day of January, 2019 in Instrument No. 20190111-0002939; part of Quitclaim Deed from Mike Mitri Ziady to Ferial Ziady, as recorded on the 9th day of January, 2012 in Instrument No. 20120109-0002052; part of Quit Claim Deed from George Ziady to Mike Mitri Ziady and wife, Ferial Ziady, as recorded on the 23rd day of September, 2011 in Instrument No. 20110923-0073969; part of Quitclaim Deed from Mike Mitri Ziady to Ferial Ziady, as recorded on the 25th day of August, 2011 in Instrument No. 20110825-0065807 and part of Administrator's Deed from The Estate of Salvatore J. Formosa, Sr., Deceased, Michael M. Castellarin, Administrator C.T.A. to Mike Mitri Ziady and wife, Ferial Ziady, a 50% undivided interest as tenants in common and George Ziady, a 50% undivided interest as tenant in common, as recorded on the 1st day of October, 2009 in Instrument No. 20091001-0091341, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 1424, Page 23, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Instrument 201904150033963 and Scrivener's Affidavit recorded as Instrument 201907310075198, and as amended in Instrument No. 20191107-0114979 Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Restrictions of record in Book 1514, page 480 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved ☐

This is improved ☒ 2215 Castleman Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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.

Effective the 14th day of November, 2019.

St. Joseph Properties, LLC, a Tennessee limited liability company

By: Terry King
Its: Authorized Agent

State of Tennessee
County of SHELBY

Personally appeared before me, a notary public in and for the state and county aforementioned, Terry King with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of St. Joseph Properties, LLC, a Tennessee limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

Witness my hand and Official seal this 14th day of November, 2019.

Notary Public:
My Commission Expires: _____

JENNY D. MOORE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMMISSION EXPIRES 5-30-2021

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**