Karen Johnson Davidson County
Batch# 321236 DEEDWARR
11/27/2019 09:23:06 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20191127-0122704

PREPARED BY:
HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:
Newport Holdings, LLC
16 Public Square N
Murfreesboro, TN 37130

SEND TAX BILLS TO:
New Owner

2020 Map/Parcel number:
092100K30100CO

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, 2807 Delaware Avenue Unit 301, LLC ("Grantor"), have this day bargained and sold and do hereby transfer and convey unto Newport Holdings, LLC ("Grantee"), its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit 301, The View at City Heights described in the Declaration of Covenants, Conditions and Restrictions for The View at City Heights of record in Instrument No. 20190111-0003122, of the Register's Office of Davidson County, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of The View at City Heights as stated in said Declaration. Said Unit is shown as part of Exhibit "C" to the Declaration of The View at City Heights the easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at The View at City Heights, the property, co-owners and tenants, and the plat filed as Exhibit "C" to said Declaration, said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20181129-0116636, filed November 29, 2018, Register's Office for Davidson County, Tennessee, and being the same property further conveyed to 2807 Delaware Avenue Unit 301, LLC, a Tennessee limited liability company, by deed dated June 17, 2019, of record in Instrument No. 20190618-0058665, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions for The View at City Heights, of record in Instrument No. 20190111-003122, said Register's Office, as amended by Amendment No. 1, of record in Instrument No. 20190114-0003775, said Register's Office.

Grantor is responsible for payment of 2019 Davidson County, Tennessee, real estate taxes.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and setback lines, easements and rights of way for public utilities.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, it's successors and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same; and that the same is unencumbered except as provided above and for the 2019 property taxes which have been prorated between the parties.

The undersigned further covenants and binds its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

WITNESS MY HAND on this the 25th day of November, 2019.

"GRANTOR"
2807 DELAWARE AVENUE
UNIT 301, LLC

By: _____

Printed name: John H. Eldridge III

Title: Member

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

Before me, the undersigned authority of the State and County aforesaid, personally appeared John Eldridge with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Member of 2807 Delaware Avenue Unit 301, LLC, the within named bargainor, a limited liability company, and that he as such Member, with the authority to do so, executed the within Warranty Deed for the purposes therein contained by signing the name of the limited liability company as such Member.

WITNESS MY HAND and official seal on this the 25th day of November, 2019.

_____
NOTARY PUBLIC

My commission expires: 8/22/2021

ALEX DAVID FELDKAMP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $750,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 25 day of NOVEMBER, 2019.

NOTARY PUBLIC

My commission expires: 4-17-23

ROBERTA S TATE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY