Karen Johnson Davidson County
Batch# 329853 DEEDWARR
12/16/2019 08:21:52 AM 6 pgs
Fees: $33.00 Taxes: $6,290.00
20191216-0129050

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00.

Mandy Gomany
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2019.

Connie Cantrell
NOTARY PUBLIC

My Commission Expires: _____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424Church Street, Suite 1750 , Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Rutledge Flats LLC C/O American Hotel 520 S. King St. Seattle, WA 98104-2834	SAME	093-11-0-142.00 093-11-0-143.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

LINEAR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

RUTLEDGE FLATS LLC, A TENNESSEE LIMITED LIABILITY COMPANY

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT 1

Land in Davidson County, Tennessee, being the southerly 15 feet of Lot "C" and the northerly 23 feet of Lot "D" on the Plan of Campbell's South Nashville Lots, of record in Minute Book "A", page 18, Chancery Court at Nashville, to which plan reference is hereby made for a more complete and accurate property description.

Said parts of Lots "C" and "D" front together 38 feet on the easterly side of Third Avenue, South and run back between parallel lines, 140 feet, more or less, to an alley.

TRACT 2

Land in Davidson County, Tennessee, being Lot "E" and the southerly 7 feet of Lot "D" on the Plan of Campbell's South Nashville Lots, of record in Minute Book "A", page 18, Chancery Court at Nashville, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot "E" and part of Lot "D" front together 37 feet on the easterly side of Third Ave. South, formerly College Street, and run back between parallel lines, 143 1/2 feet, more or less, to an alley.

Being the same property conveyed to LINEAR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JAMES K. BAILEY, A MARRIED PERSON, of record as Instrument No. 20020524-0063782, dated April 30, 2002, said Register's Office.

This improved property is known as 628 3rd Avenue South and 630 3rd Avenue South, Davidson County, Tennessee, 37210.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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 our hands this 13 day of December, 2019.

Intentionally left blank signatures on separate page

LINEAR PROPERTIES, LLC
a Tennessee limited liability company

By: _____
Jon Wahlstrom, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON_)

Before me, the undersigned, Brandy Gomaz, a Notary Public in and for the State and County aforesaid, personally appeared Jon Wahlstrom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Linear Properties, LLC, the within named bargainor, a limited liability company, and that as such Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Member.

WITNESS my hand and seal at office in Nashville, Tennessee this the 13 day of December, 2019.

Brandy Gomaz
Notary Public

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-5-21

LINEAR PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Tom Cassel, Member

Attach All Purpose Acknowledgment

"SEE ATTACHMENT FOR NOTARY"

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN BERNARDINO)

On 12/12/2019 before me, ALPA Y. PATEL, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared Tom Cassel
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ALPA Y. PATEL
Notary Public - California
San Bernardino County
Commission # 2259346
My Comm. Expires Oct 16, 2022

Signature Alpa Y Patel
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Linear Properties Document Date: 12/12/2019
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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LINEAR PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Mary Harris, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON_)

Before me, the undersigned, Brandy Gomaz, a Notary Public in and for the State and County aforesaid, personally appeared Mary Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member of Linear Properties, LLC, the within named bargainor, a limited liability company, and that as such Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such Member.

WITNESS my hand and seal at office in Nashville, Tennessee this the 13 day of December, 2019.

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 7-5-21