Karen Johnson Davidson County
Batch# 345279 DEEDWARR
01/17/2020 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20200117-0006615

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF DECEMBER, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

O-SRG-19-3631

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)
Lup 7 Partners 1, LLC, a Tennessee Limited Liability Company	NEW OWNER	
(NAME)	(NAME)	
3631, 3633, and 3635 Redmon Drive		**104-01-0-145.00** **104-01-0-145.01** **104-01-0-145.02**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **531 ABA, 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 **LUP 7 PARTNERS 1, 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 Lot Nos. 4, 5 and 6 on the Plan of Redmon-Corenswet, Section Two, of record in Plat Book 3500, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 531 ABA, LLC by Warranty Deed from Jackson M. Welch, Jr., Successor Trustee of the Surviving Spouse Trust established in the J. Cletus Sullivan, Sr. Revocable Living Trust under Agreement dated June 28th, 2005, of record in Instrument No. 20150505-0040936, Register's Office for Davidson County, Tennessee, dated May 01, 2015 and recorded on May 05, 2015.

This conveyance is subject to:
- Taxes for the year 2020 and therafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3500, Page 66, Register's Office for Davidson County, Tennessee.
- Transmission Line Right of Way to The Tenn. Electric Power Company of record in Book 1021, Page 538, Register's Office for Davidson County, Tennessee.
- Possible right of L & N Railroad to increase its right-of-way to the full extent of its charter.
- Rights of tenants, as tenants only, under recorded or unrecorded leases.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3631, 3633, and 3635 Redmon Drive, 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 16th DAY OF DECEMBER, 2019.

531 ABA, LLC, a ~~Tennessee~~ Limited Liability Company

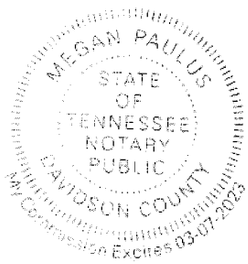
BY: _____
Brian Krebs
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN KREBS, 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 MEMBER of 531 ABA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of December, 2019.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022