Karen Johnson Davidson County
Batch# 352533 DEEDWARRSP
02/03/2020 12:56:58 PM 5 pgs
Fees: $28.00 Taxes: $2,405.00
20200203-0012209

SPECIAL WARRANTY DEED

AARON ROBERT KAALBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2020.

Notary Public

My commission expires: 5/2/22

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
AT2 Cherokee, LLC 2305 Cruzen Street Nashville, TN 37211-2106	New Owner	071-12-0D-001.00 CO, 071-12-0D-002.00 CO, 071-12-0D-003.00 CO, 071-12-0D-004.00 CO, 071-12-0D-005.00 CO, 071-12-0D-006.00 CO, 071-12-0D-007.00 CO, 071-12-0D-008.00 CO, 071-12-0D-009.00 CO, 071-12-0D-010.00 CO, 071-12-0D-011.00 CO, 071-12-0D-012.00 CO, 071-12-0D-013.00 CO, 071-12-0D-014.00 CO, 071-12-0D-015.00 CO, 071-12-0D-016.00 CO, 071-12-0D-900.00 CO

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **METROPOLITAN OFFICE FOR DEVELOPMENT LLC**, a Delaware limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **AT2 CHEROKEE, LLC**, a Delaware limited liability company, ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is property known as Unit Nos. 1 through 16 on the plan of Cherokee Place, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cherokee Place, a Horizontal Property Regime with Private Elements of record as Instrument No. 20181130-0116688, corrected as Instrument No. 20181205-0118709, and amended as Instrument No. 20190125-0007731, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 31st day of Janvary, 2020.

METROPOLITAN OFFICE FOR DEVELOPMENT LLC,
a Delaware limited liability company

By: _____

Name: DEVEN PATEL

Title: MANAGING PARTNER

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Deven Patel, 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 Managng Partner of METROPOLITAN OFFICE FOR DEVELOPMENT LLC, the within named bargainor, a Delaware limited liability company, and that as such Managng Partner of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Deven Patel, Managng Partner of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of Janvary, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 5/2/22

AARON ROBERT KAALBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Unit Nos. 1 through 16 on the plan of Cherokee Place, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cherokee Place, a Horizontal Property Regime with Private Elements of record as Instrument No. 20181130-0116688, corrected as Instrument No. 20181205-0118709, and amended as Instrument No. 20190125-0007731, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to METROPOLITAN OFFICE FOR DEVELOPMENT, LLC, by deed from BARRY A. PETERSON, UNMARRIED, of record as Instrument No. 20150501-0039404, dated April 29, 2015, said Register's Office.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2020 and all subsequent years.

2. Matters shown on the Plan of record in Book 5190, Page 172, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20181130-0116688, corrected as Instrument No. 20181205-0118709, and amended as Instrument No. 20190125-0007731, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20170829-0088734, said Register's Office.