Karen Johnson Davidson County
Batch# 358796 DEEDWARR
02/14/2020 01:56:30 PM 6 pgs
Fees: $33.00 Taxes: $2,479.00
20200214-0017305

THIS INSTRUMENT WAS PREPARED BY:

KIRTON McCONKIE
Randall M. Raban
50 E. South Temple Street, Suite 400
Salt Lake City, Utah 84111

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $670,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of FEBRUARY, 2020.

Notary Public

My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

Address New Owner As Follows:
FERN 2, LLC
Attn: Scott Jordan
333 E. Main Street, #1052
Lehi, Utah 84043

Send Tax Bills To:
FERN 2, LLC
Attn: Scott Jordan
333 E. Main Street, #1052
Lehi, Utah 84043

Map-Parcel Number:
071140R00200CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, TN COOLYST PROPERTIES, LLC, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and by these presents transfers and conveys, unto FERN 2, LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference (the "**Real Property**").

This conveyance is made by Grantor and accepted by Grantee subject only to those matters set forth on Exhibit B, attached hereto and incorporated herein (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Real Property, with the appurtenances, estate, title, and interest thereto, including, without limitation:

(i) all easements, rights of way, benefits, and appurtenances running with the Real Property;

(ii) all improvements located on, and all of Grantor's right, title and interest—if any—lying in any street, road, or avenue in front of or adjoining the Real Property; and

(iii) any water, oil, gas, sand, gravel, and mineral rights of any kind whatsoever appurtenant to the Real Property;

belonging to Grantee, its successors and assigns, forever; and Grantor covenants with Grantee that it is lawfully seized and possessed of the Real Property in fee simple, has a good right to convey it, and the same is unencumbered, except for the Permitted Exceptions; and Grantor further covenants and bind itself, its successors and representatives, to warrant and forever defend the title to the Real Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The Real Property is not homestead property.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, this General Warranty Deed has been executed by Grantor to be effective as of the ____ day of January, 2020.

GRANTOR:

TN COOLYST PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Name: Ryan Talbart
Title: Authorized Agent

STATE OF TN)
:ss
COUNTY OF Williamson)

I, Angela Lea, a Notary Public in and for the State of Tennessee, DO HEREBY CERTIFY that Ryan Talbart, the authorized agent of TN COOLYST PROPERTIES, LLC, a Tennessee limited liability company, appeared before me this day in person and acknowledged that he/she signed and sealed the said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31 day of January, 2020.

_____
Notary Public

My commission expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

EXHIBIT A

(Description of the Real Property)

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit B of the Declaration of Protective Covenants, Conditions and Restrictions for 22 Fern Avenue, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171222-0130574, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said units.

Being a portion of the same property conveyed to Bill and Peg, LLC by Warranty deed from Zeejay Developments, LLC of record in Instrument No. 20170824-0087111 Register's Office for Davidson County, Tennessee, dated August 22, 2017 and recorded on August 24, 2017. (Value or consideration as shown in aforementioned deed $330,000.00.)

Being the same property conveyed to TN Coolyst Properties, LLC by Warranty deed from Bill and Peg LLC, a Tennessee limited liability company of record in Instrument No. 20180202-0011034 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 02, 2018. (Value of consideration shown in aforementioned deed $167,768.00.) Being also known as 24 Fern Avenue B Nashville, Tennessee 37207.

EXHIBIT B

(Permitted Exceptions)

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 4122, Page 666, in the Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171222-0130574, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

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