Karen Johnson Davidson County
Batch# 365724 DEEDWARR
03/02/2020 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20200302-0023080

#35306

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35306-02-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me this 28th day of February, 2020. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2021

WARRANTY DEED

Address New Owner: RAAG Investments, LLC 4965 US HWY 42, Suite 1000-34 Louisville, KY 40222	Send Tax Bills To: RAAG Investments LLC 4965 US HWY 42, STE 1000-34 Louisville, KY 40222	Tax Information: Map and Parcel No.: 082 12 0 H 005 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Brett Carr, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RAAG Investments, LLC, a Kentucky limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 102 North 8th St., Nashville, TN 37206.

Anna Carr, married to Brett Carr, joins in the execution of this deed in order to convey her marital interest in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 28th day of February, 2020.

Brett Carr

Anna Carr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brett Carr and Anna Carr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2020.

Notary Public

My Commission Expires:

5-5-2020

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Home at 801 Main Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150224-0015654, and being shown on Plat attached thereto as Exhibit "B", in the 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 Brett Carr, single man by deed dated March 28, 2016 from 8th and Main I, Inc., a Tennessee Corporation, of record in Instrument No. 20160329-0029640, Register's Office for Davidson County, Tennessee. Brett Carr having since married.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 082 12 0 H 005 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Home at 801 Main Street, of record in Instrument No. 20150224-0015654, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record attached as Exhibit B to the Declaration of record in Instrument No. 20150224-0015654, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 57, pages 33 and 50, Register's Office for Davidson County, Tennessee.
6. Rights of others in and to the common areas and/or elements.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

