WARRANTY DEED

Karen Johnson Davidson County
Batch# 386387 DEEDWARR
04/15/2020 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20200415-0039668

ADAM G LAFEVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/5/22
(AFFIX SEAL)

File No. TE0006563

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cove Residential Holdings III LLC	New Owner	
(NAME)	(NAME)	
340 Madison Ave, 19th Floor		070-07-0-192.00
(ADDRESS)	(ADDRESS)	
New York, NY 10173		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Chris Koch and wife Allison Koch**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cove Residential Holdings III LLC, a Delaware limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the North by the Curtis L. Hayes, Jr. property on the West by Old Buena Vista Road and being a portion of the Thelma Hardy Property as recorded in Deed Book 10402, Page 141, RODCT, more particularly described as follows:

Beginning at an iron pin in the westerly margin of Old Buena Vista Road 127.5 feet from the centerline of Lincoln Street; thence, leaving said road, with a common line with the Curtis L. Hayes, Jr. property, North 77 degrees 29 minutes 02 seconds East, 138.08 feet; thence, North 78 degrees 55 minutes 17 seconds East, 276.01 feet; thence South 08 degrees 42 minutes 57 seconds East 123.89 feet to the northerly margin of Lincoln Street; thence with said street, South 82 degrees 30 minutes 00 seconds West, 369.38 feet to Old Buena Vista Road; thence with said road, North 33 degrees 34 minutes 21 seconds West, 105.27 feet to the point of beginning, as surveyed by Thornton & Associates, Inc., 1205 South Graycroft Avenue, Madison, TN 37115, File No. 01-641.

Being the same property conveyed to REI615, LLC by Warranty deed from Thelma Hardy of record in Instrument No. 20161121-0122646 Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on November 21, 2016.

Being the same property conveyed to REI616, LLC a Tennessee Limited Liability Company by Quitclaim deed from REI615, LLC a Tennessee Limited Liability Company of record in Instrument No. 20180821-0083034 Register's Office for Davidson County, Tennessee, dated August 07, 2018 and recorded on August 21, 2018.

Being the same property conveyed to REI615, LLC, a Tennessee Limited Liability Company by Quitclaim deed from REI616, LLC a Tennessee Limited Liability Company of record in Instrument No. 20181221-0124364 Register's Office for Davidson County, Tennessee, dated December 12, 2018 and recorded on December 21, 2018.

Being the same property conveyed to Chris Koch and wife Allison Koch by Quitclaim Deed from REI615, LLC, a Tennessee Limited Liability Company by Quitclaim deed of record in Instrument No. _202004150039666_____ Register's Office for Davidson County, Tennessee, dated March 30, 2020 and recorded on _____.
This instrument executed pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 202004150039667, in the Register's Office for Davidson County, TN.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2608 Old Buena Vista Road, Nashville, TN 37218

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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; and we do covenant with the 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, 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 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 my hand this 9th day of April, 2020.

Chris Koch by J as attorney in fact
Chris Koch by Joshua L. Hunter,
Attorney in Fact

Allison Koch by J as attorney in fact
Allison Koch by Joshua L. Hunter,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Chris Koch and Allison Koch, and that this instrument was executed on behalf of the said Chris Koch and Allison Koch for the purposes therein contained.

Witness my hand and official seal this 9th day of April, 2020.

Notary Public: Leslie Garside

My Commission Expires:
1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN RECORDED DOCUMENTS TO:

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: AGL-19-WCC-2608

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

