This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Info:

Karen Johnson Davidson County
Batch# 402585 DEEDWARR
05/19/2020 11:36:30 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20200519-0051827

SEND TAX BILL TO:
ADDRESS NEW OWNER:
RUTRUT LLC
PO Box 17116
Nashville, TN 37217

MAP **136 130 B 001.00 CO**

WARRANTY DEED

Direct Deeding for 1031 Exchange Replacement Property

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DJW IRA LLC, a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **RUTRUT LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A parcel of land in Davidson County, Tennessee, Being Unit No. 1 as shown on the site plan of "The Golf Retreat at Nashboro", recorded as Exhibit "C" on the Master Deed for The Golf Retreat at Nashboro A Horizontal Property Regime, of record at Instrument No. 20150930-0099500, as amended in Instrument No. 20171214-0127715, Register's Office for Davidson County, Tennessee.

Being the property conveyed to DJW IRA, LLC by Warranty Deed from Gran, Inc.of record as Instrument No. 20161220-0133700, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 155 Bell Road, Unit 1, Nashville, Tennessee 37217. Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all conditions, covenants, subdivision restrictions, easement and other matter of record in Plat Instrument No. 20150930-0099500 as amended in Instrument No. 20171214-0127715, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 4860, page 74 and Plat Book 4860, page 75, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
Subject to an easement for Storm Water, in favor of Metropolitan Government of Nashville , set forth in an instrument of record in Instrument No. 20150423-0036517, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to an easement for Sewer, in favor of Metropolitan Government of Nashville , set forth in an instrument of record in Instrument No. 20150804-0076934, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, its successors and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this the 8th day of May, 2020.

DJW IRA LLC, a Tennessee limited liability company

By: David J. Waynick
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **David J. Waynick**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **DJW IRA LLC, a Tennessee limited liability company,** the within named bargainor(s), a company, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the company as such authorized officer.

WITNESS my hand and official seal at office this 8th day of May, 2020.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of May, 2020.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

CERTIFICATION
I, Rebecca R Waynick, 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.

State of Tennessee;County of Davidson
On this 8 day of May , 2020, personally appeared before me, a notary public for this county and state, Rebecca Waynick who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021