WARRANTY DEED

Karen Johnson Davidson County
Batch# 405834 DEEDWARR
05/26/2020 03:05:15 PM 4 pgs
Fees: $23.00 Taxes: $10,730.00

20200526-0054153

File No.: AGL-20-COVE-869

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cove Residential Holdings III, LLC, a Delaware limited liability company	New Owner	P/O 07007006000
(NAME) 340 MADISON SVE, 19TH FL	(NAME)	
(ADDRESS) NEW YORK, NY 10173	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **WHARTON CAPITAL CORPORATION, A NEW YORK CORPORATION**, herein after called the Grantor(s), 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(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot Nos. 49, 50, 51 and 56 on the Plan of Free Silver Plan Showing 2nd Addition of record in Plat Book 332, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but expressly excluded is that portion of the property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 8295, Page 649, re-recorded in Book 8299, Page 314, in said Register's Office.

Being also known as 0 Welker Ln.; 0 Overall St.; 0 W. Trinity Ln.; & 869 W. Trinity Ln. Nashville, Tennessee 37207.

Tract 2:

Land lying on the North side of Day Street (unimproved), 369.38 feet East of Old Buena Vista Road in the First Civil District, Metropolitan Nashville Davidson County, Tennessee, being part of the land deeded to Allison & Betty Dawkins by deed recorded in Instrument No. 20040311-0028065, Register's Office for Davidson County (R.O.D.C.), Tennessee and more particularly described as follows:

Beginning at an iron pin (old) on the North right of way line of Day Street, 369.38 feet (measured along said North right of way line) East of the East right of way line of Old Buena Vista Road and marking the Southeast corner of the land deeded to Thelma Hardy by deed recorded in Instrument No. 20010828-0093505, R.O.D.C., Tennessee;

1. Thence, with the East line of said Hardy, N08 deg. 42'57'W, a distance of 123.89 feet to an iron pin (old) at the Northeast corner of Hardy,

2.Thence, with the North line of said Hardy, S78 deg. 55'17'W a distance of 276.01 feet to an iron pin (old) at the Southeast corner of the land deeded to Curtis L. Hayes, Jr. by deed recorded in Book 7876, Page 159, R.O.D.C., Tennessee;

3.Thence, with the East line of said Hayes, N05 deg. 58'38'W, a distance of 205.00 feet to an iron pin (set) at the East corner of other land deeded to Curtis Hayes, Jr. by deed recorded in Book 10860, Page 142, R.O.D.C, Tennessee;

4.Thence, with the East line of said other land of Hayes; of the land deeded to George E. Thomas by deed recorded in 6716, Page 876, R.O.D.C., Tennessee; of the land deeded to Cloda M. Lee by deed recorded in Book 10251, Page 91, R.O.D.C., Tennessee, N41 deg. 46'04'W, a distance of 435.11 feet to an iron pin (old) at the East corner of "Revision One, Phase Two, Nocturne Forest and Phase Three, Nocturne Forest" as recorded in Instrument No. 20030122-0008632, R.O.D.C.. Tennessee;

5.Thence, with the East line of said Nocturne Forest, N45 deg. 01'42' W, a distance of 88.75 feet to an iron pin (set) on the South line of "Phase Two, Nocturne Forest" as recorded in Instrument No. 20000602-0055004, R.O.D.C., Tennessee;

6.Thence, with the South line of said "Phase Two, Nocturne Forest", S80 deg 15'46"E, a distance of 903.42 feet to an iron pin (old) at the Northwest corner of the land deeded to Earnest E. Cowan by deed recorded in Book 8280, Page 922, R.O.D.C, Tennessee;

7. Thence, with the West line of said Cowan, S08 deg.42'57"E, a distance of 473.93 feet to an iron pin (old) on the North right of way line of Day Street;

8.Thence, with said North right of way line, S82 deg. 30'00"W, a distance of 54.62 feet to a point;

Thence severing said Dawkins land with the following five calls (9 through 13):

9.N09 deg. 30'01W, a distance of 90.41 feet to a point;

10. S81 deg. 0027"W, a distance of 58.62 feet to a point;

11. N15 deg. 46'48'W, a distance of 49.53 feet to a point;

12. S74 deg. 14'25'W, a distance of 76.11 feet to a point;

13. S15 deg. 46'48"E, a distance of 128.24 feet to a point on the North right of way line of Day Street;

14. Thence, with said North right of way line, S82 deg. 30'001W, a distance of 120.83 feet to the Point of Beginning; Containing 322,373 square feet or 7.401 acres, more or less.

This description was prepared using the "Boundary Survey of the Allison & Betty Dawkins Property" by Thornton & Associates, Inc., revised to May 4, 2006 and certified by Jeffrey K. Kimbro, Tennessee RLS 1756.

Tract 3:

Land in Davidson County, Tennessee, being Lot 52 Map of Part of Free Silver Plan, as shown on plat of record in Plat Book 332, Page 46, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

LESS AND EXCEPT THE FOLLOWING DESCRIPTION PROVIDED BY CLINT R. ELLIOTT, TN RLS# 2347 OF CLINT ELLIOTT SURVEY:

Being a portion of tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:
Commencing at an existing iron rod at the intersection of the easterly right-of-way line of Old Buena Vista Road, 50 feet in width and the northerly right-of-way line of Day Street, 40 feet in width;

Thence with the easterly right-of-way line of Old Buena Vista Road, North 29 deg 41 min 30 sec West, 105.27 feet to a corner common with the property conveyed to Curtis L. Hayes, Jr. of record in Book 7876, Page 159;

Thence leaving the easterly right-of-way line of Old Buena Vista Road with the southerly line of Curtis L. Hayes, Jr., North 81 deg 21 min 53 sec East, 138.08 feet to the true point of beginning for this tract;

Thence with the easterly line of said Curtis L. Hayes, Jr., North 2 deg 05 min 43 sec West, 205.00 feet to a corner common with Curtis Hayes, Jr. of record in Book 10860, Page 142;

Thence first with the easterly line of Curtis Hayes, Jr., then with the easterly line of the following: George Ernest Thomas of record in Book 6716, Page 876, Beverly D. Qualls of record in Instrument Number 20081110-0111557, North 37 deg 53 min 15 sec West, 435.11 feet to a corner common with Lot 39 on Revision One, Phase Two Nocturne Forest and Phase Three Nocturne Forest of record in Instrument Number 20030122-0008632;

Thence with the easterly line of said Lot 39, North 41 deg 08 min 42 sec West, 88.38 feet to a corner common with Lot 38, Phase Two, Nocturne Forest of record in Instrument Number 20000602-0055004;

Thence with the southerly line of said Phase Two Nocturne Forest and then with the southerly line of Phase One Nocturne Forest of record in Book 7900, Page 21, South 76 deg 22 min 31 sec East, 1067.74 feet;

Thence through the property conveyed to TTF Investments, LLC of record in Instrument Number 20170125-0008148, Tract 2, South 22 deg 42 min 35 sec East, 95.98 feet to the northerly line of a Proposed 65' Right-of-Way;

Thence continuing through the property conveyed to TTF Investments, LLC, along the northerly line of a Proposed 65' Right-of-Way, South 67 deg 17 min 25 sec West, 671.68 feet to the northerly line of the property conveyed to REI615, LLC, of record in Instrument Number 20181221-0124364;

Thence with the northerly line of REI615, LLC, South 82 deg 48 min 08 sec West, 123.25 feet to the point of beginning; containing 293,254 square feet or 6.732 acres more or less;

Being a portion of the same property conveyed to Wharton Capital Corporation, a New York corporation by Warranty Deed from TTF Investments, LLC, a Tennessee limited liability company, dated 05/21/2020 and recorded 5/24/2020, in Instrument No. 20200520-0054152 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 869 W Trinity Lane (and other parcels), NASHVILLE, TN 37207
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 22nd day of May, 2020.

Wharton Capital Corporation, a New York corporation

By: Adam G. LaFevor
Its: Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

Before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Authorized Agent of Wharton Capital Corporation, the within name bargainor, a New York corporation, and that they as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of May, 2020.

Notary Public
My Commission Expires: 5/9/23

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171