Karen Johnson Davidson County
Batch# 411065 DEEDWARRSP
06/05/2020 01:39:30 PM 7 pgs
Fees: $38.00 Taxes: $4,749.55
20200605-0058170

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REQUESTED BY, AND AFTER RECORDING, RETURN TO:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

MAIL TAX STATEMENTS TO:
AMNL ASSET COMPANY 1 LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

THIS INSTRUMENT PREPARED BY:
Jay A. Rosenberg, Esq., Member Tennessee Bar
Rosenberg LPA, Attorneys At Law
3805 Edwards Rd, Ste 550, Cincinnati, OH 45209
Phone: (513) 247-9605; Fax: (866) 611-0170

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 28th day of May, 2020, is made and entered into by and between **MUPR 3 ASSETS, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **AMNL ASSET COMPANY 1 LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

[See attached Schedule "A" – Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Schedule "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[Signature Page Follows]

WITNESS the Grantor's hand this 26th day of May, 2020,

GRANTOR:

MUPR 3 ASSETS, LLC

By: **Main Street Renewal LLC**
Its: **Authorized Signor**

By: _____
Alyson Cimino
Its: **Closing Supervisor**

STATE OF TEXAS
COUNTY OF TRAVIS } **ss.**

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 26th day of May, 2020, by Alyson Cimino, as Closing Supervisor of Main Street Renewal LLC, the Authorized Signor of MUPR 3 ASSETS, LLC, who is personally known to me, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

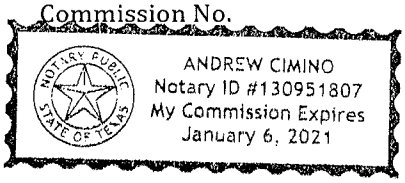
_____
(Signature of Notary Public)

Andrew Cimino
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

01/06/2021
My Commission Expires

130951807
Commission No.



New Owner Name and Address to:

AMNL ASSET COMPANY 1 LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Property Address:

2005 19th Ave S, Nashville, TN 37212
2418 W Linden Ave, Nashville, TN 37212
920 Green Valley Dr, Nashville, TN 37220

Tax Parcel ID:

104-12-0-165.00
104-15-0-257.00
160-05-0-006.00

I/We hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual value or consideration for this transfer, whichever is greater, is:

$1,283,663.44

AFFIANT:

AMNL ASSET COMPANY 1 LLC

By: **Main Street Renewal LLC**
Its: **Authorized Signor**

By: _____
Alyson Cimino
Its: **Closing Supervisor**

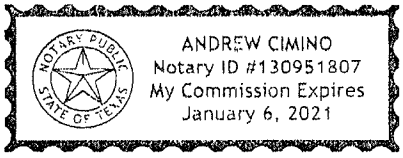
_____
(Signature of Notary Public)

Andrew Cimino
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

01/06/2021
My Commission Expires

130951807
Commission No.



Schedule "A"
Legal Description(s)

TRACT 1:

BEING the north ½ of Lot 32 on BLAIR'S REVISED PLAN OF BELMONT HEIGHTS, of record in Book 332, Page 117, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said part of said lot fronts 50 feet on the west side of 19th Avenue South and runs back between parallel lines 189 feet to an alley.

BEING the same property acquired by Grantor by instrument recorded 04/13/2020 at Instrument No. 20200413-0038021, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	2005 19th Ave S, Nashville, TN 37212
PARCEL ID:	104-12-0-165.00
TITLE FILE NO:	STRG1-TN-0003

TRACT 2:

BEING Lot 34 on the plan of LINDEN PLACE, of record in Plat Book 547, Pages 121-122, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property acquired by Grantor by instrument recorded 04/13/2020 at Instrument No. 20200413-0038021, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	2418 W Linden Ave, Nashville, TN 37212
PARCEL ID:	104-15-0-257.00
TITLE FILE NO:	STRG1-TN-0004

Schedule "A"
Legal Description(s)
(Continued)

TRACT 3:

BEING Lot 110 on the plan of OAK HILL ESTATES, SECTION I, of record in Plat Book 3700, Page 120, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot 110 fronts 165.91 feet on the northerly side of Green Valley Drive and runs back 328.80 feet on the easterly line and 253 feet on the westerly line to a dead line in the rear on which it measures 176.70 feet.

BEING the same property acquired by Grantor by instrument recorded 04/13/2020 at Instrument No. 20200413-0038021, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	920 Green Valley Dr, Nashville, TN 37220
PARCEL ID:	160-05-0-006.00
TITLE FILE NO:	STRG1-TN-0010

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (2005 19TH AVE S, NASHVILLE, TN 37212) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 332, Page 117, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (2418 W LINDEN AVE, NASHVILLE, TN 37212) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 547, Pages 121-122, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 3 (920 GREEN VALLEY DR, NASHVILLE, TN 37220) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 3700, Page 120, in the Register's Office of Davidson County, Tennessee.

(2) Easement(s) as set forth in instrument(s) recorded at Book 4385, Page 463, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, MICHAEL KRIVOSKI, 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 PENNSYLVANIA

County of ALLEGHENY

* HEATHER L REVAY

Personally appeared before me,*[Name of Notary], a notary public for this county and state, **[name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

** MICHAEL KRIVOSKI

Heather L. Revay

Notary's Signature

My Commission Expires: 4-11-2022

Notary' Seal (if on paper)

Commonwealth of Pennsylvania – Notary Seal
Heather L. Revay, Notary Public
Allegheny County
My Commission Expires April 11, 2022
Commission Number 1331168