SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,286.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-21-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
915 Monroe Street Unit 11, LLC	NEW OWNER	081-16-0-Q-011.00CO
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 433103 **DEEDWARRSP** 07/08/2020 12:03:07 PM 2 pgs Fees: $13.00 Taxes: $1,976.86
3841 Green Hills Village Dr., Suite 400		
(ADDRESS)	(ADDRESS)	20200708-0073895
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **Monroe Square, LLC, a Georgia limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **915 Monroe Street Unit 11, LLC, a Delaware limited liability company** , hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being Unit No. 11, on the plan of MONROE SQUARE COTTAGES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT (Horizontal Property Regime with Private Elements), filed as Exhibit to and established by Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument 20171215-0127725, as amended in Instrument 20180928-0096590, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Monroe Square, LLC, a Georgia limited liability company by Warranty Deed dated 12/01/2017 from YMZ Partners, LLC, a Tennessee limited liability company of record in Instrument 201712060124601, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument 201712150127725, as amended of record in Instrument 201809280096590, said Register's Office.
Restrictive Covenants of record in Book 9183, Page 130, as amended of record in Book 11625, Page 280, as amended of record in Instrument 20020425-0051069, as amended of record in Instrument 20130903-0092714, as amended of record in Instrument 201309030092717, Register's Office for Davidson County, Tennessee, and in Metro Council Ordinance No. BL2013-5959, in the Council Clerk's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201705040044240, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Right of Way of record in Instrument 20171030-0111096, Register's Office for Davidson County, Tennessee.
Charter of the Homeowners Association of record in Instrument 20171215-0127724, Register's Office for Davidson

County, Tennessee.
County of Davidson taxes for the year 2020 and subsequent years, a lien not yet ascertainable, due or payable.
All applicable zoning ordinances
Survey prepared by Steven C. Matthews, TN RLS #2352, Dale & Associates, 516 Heather Place, Nashville, TN 37204, dated January 25, 2019, last revised August 12, 2019 and designated as project no. 15186 reflects the following: a. fence meanders on and off subject property.

unimproved ☐

This is improved ☑ property, known as 915 Monroe Street, 11, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), its successors and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), its successors and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 29th day of June, 2020.

MONROE SQUARE, LLC

Christopher A. Rudd
Manager

State of TN
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Christopher A. Rudd with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Manager of 915 Monroe Street Unit 11, LLC and that he/she/they as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by him/herself as Manager.

WITNESS my hand and seal this 29th day of June, 2020.

Notary Public
My Commission Expires: 2-21-22

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064