Karen Johnson Davidson County
Batch# 444958 DEEDWARR
07/28/2020 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20200728-0082843

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $900,000.00.

Teresa Tidwell
Affiant

Subscribed and sworn before me this the 21 day of July, 2020.

Regina V Sullo
Notary Public
My commission expires: 11-8-22

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Edward Dinker and John Dinker 1031 11th Ave Nashville, TN 37203	SAME	105-14-0A 031.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ARCHER 1031, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EDWARD DINKER AND JOHN DINKER, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 31 of Archer at 12th Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094811, Amended in 20161102-0115692 and 20161123-0123554, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Archer 1031 LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Emily A. Stewart and Robert G. Martindale, III, both unmarried as tenants in common, dated 05/21/2019, of record in Instrument No. 20200521-0052936, Register's Office for said County.

Also being the same property conveyed to Emily Stewart and Robert G. Martindale, both unmarried as tenants in common, by deed from Archer Development, LLC, a Tennessee limited liability company, dated 01/19/2017, of record in Instrument No. 20170124-0007564, as corrected in Instrument No. 20190424-0037460, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1031 11th Ave, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 21st day of July, 2020.

Archer 1031, LLC

Emily Stewart as Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Emily Stewart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the AUTHORIZED MEMBER of the within named bargainor, Archer 1031, LLC, and that SHE, as such AUTHORIZED MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Emily Stewart as such AUTHORIZED MEMBER.

Witness my hand and official seal this 21st day of July, 2020.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 31 of Archer at 12th Homes, a planned unit development, as shown on Exhibit "D" in the Declaration Of Covenants, Conditions and Restrictions for Archer at 12th Homes, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20160908-0094811, amended in Instrument Number 20161102-0115692 and Instrument Number 20161123-0123554, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Archer at 12th Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "D" to said Declaration appearing in Instrument Number 20160908-0094811 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Archer 1031 LLC, a Tennessee limited liability company, by Quitclaim Deed from Emily A. Stewart and Robert G. Martindale, III, both unmarried as tenants in common, recorded on May 21, 2020, of record in Instrument No. 20200521-0052936, Register's Office for Davidson County, TN.

Being the same property conveyed to Emily Stewart and Robert G. Martingale, both unmarried as tenants in common, by Warranty Deed from Archer Development, LLC, a Tennessee limited liability company, recorded on January 24, 2017, of record in Instrument No. 20170124-0007564, Register's Office for Davidson County, TN.

This is improved property known as 1031 11th Ave. S., Nashville, TN 37203.

Being the same property conveyed to John Walsh Dinker, Unmarried Man by deed from Archer 1031 LLC and of record as Instrument No. xxxxxxxxxxxxx, said Register's Office.

True Copy Certification

I, John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Dallana Lowhorn notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DALANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3-8-2021

Notary' Seal (if on paper)