THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131701** Karen Johnson Davidson County Batch# 546303 **DEEDWARR** 01/05/2021 09:48:00 AM 2 pgs Fees: $13.00 Taxes: $3,607.50 20210105-0001324	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn to before me this 30th day of December, 2020. Notary Public My Commission Expires: 4-17-2023

WARRANTY DEED

Address New Owner: Rosemont Holdings LLC<br~~1127 Archer Street~~ 10 PUBLIC SQUARE NORTH<br~~Nashville TN 37203~~ MURFREESBORO, TN 37130	Send Tax Bills To: New Owner ROSEMONT HOLDINGS, LLC 10 PUBLIC SQUARE NORTH MURFREESBORO, TN 37130	Tax Information: Tax Parcel ID No. 105 01 4A 014.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **1127 Archer, LLC, a Tennessee limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rosemont Holdings, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 14 of Archer at 12 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 Instrument No. 20161102-0115692 and Instrument No. 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 herein by reference and made a part of the same as if stated verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to 1127 Archer, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Victoria Anest and Christopher Mark Harrison, of record in Instrument No. 20190604-0053337, in the Register's Office of Davidson County, Tennessee, dated June 03, 2019 and recorded on June 04, 2019.

Being the same property conveyed to Victoria Anest, an unmarried woman and Christopher Mark Harrison, an unmarried man, by Warranty Deed from Archer Development, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20161102-0115694, in the Register's Office of Davidson County, Tennessee, dated October 28, 2016 and recorded on November 02, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EdgeVue, as recorded in Instrument No. 20150818-0082778.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160908-0094811, Amended in Instrument No. 20161102-0115692 and Instrument No. 20161123-0123554. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140415-0031255, Instrument No. 20150717-0070114 and Instrument No. 20150717-0070159.

Easement for Gas Service Line or Fuel Line, recorded in Book 8255, Page 361.

Easement for Transportation of Natural Gas, recorded in Instrument No. 20150902-0089426.

This is improved property located at 1127 Archer Street Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2020.

1127 Archer, LLC.

By: _____
Victoria Anest, Sole Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Victoria Anest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sole member (or other officer authorized to execute the instrument) of 1127 Archer, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of December, 2020.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

After initial recording return to:
Hudson, Reed & Christiansen, PLLC
16 Public Square North
Murfreesboro, TN 37130