WARRANTY DEED

Karen Johnson Davidson County
Batch# 557447 DEEDWARR
01/20/2021 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20210120-0008561

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION, ONE HUNDRED, FIFTY THOUSAND DOLLARS, AND NO CENTS ($1,150,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

AMANDA LEIGH WRINKLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
NORTH RIVER APARTMENTS, LLC (NAME)	**NEW OWNER** (NAME)	**071140N00200CO**
21 B Fern Avenue Nashville, Tennessee 37207 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 19th day of January, 2021, the undersigned, **JEFFREY MATHEWS**, an unmarried man, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **NORTH RIVER APARTMENTS, LLC**, a Limited Liability Company duly organized and existing under the laws of the state of Idaho, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **21 B Fern Avenue, Nashville, Tennessee 37207** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Fern Avenue Residences, of record in Instrument No. 20171120-0118661, as amended in Instrument No. 20180814-0080394, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Jeffrey Mathews, by Warranty Deed from Prime Nashville, LLC, of record in Instrument No. 20170905-0090711, in the Register's Office of Davidson County, Tennessee, dated August 25, 2017 and recorded on September 05, 2017.
This is improved property known as 21 B Fern Avenue Nashville, Tennessee 37207.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Easements, liens or encumbrances or claims thereof, not shown by the Public Record.
3. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
4. Encroachments, encumbrances, violations, variations, overlaps, boundary line disputes, or other adverse circumstances which would be disclosed by an accurate survey or inspection of the land and not shown by the Public Records.
5. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.
6. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b)

proceedings by public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

7. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights expedited in (a) or (b) appear in the Public Records.
8. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
9. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
10. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
11. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated § 67-5-603, *et seq.*
12. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST-VIEW SUBDIVISION, as recorded in Plat Book 547, Page(s) 64.
13. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171120-0118661, as amended in Instrument No. 20180814-0080394.
14. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20181022-0104725.

Note: All of the recording information contained herein refers to the Public Records of Davidson County, Tennessee, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary

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

IN WITNESS WHEREOF, this instrument has been executed this 31st day of December, 2020.

GRANTOR: JEFFREY MATHEWS

BY: MADELYN REYNOLDS
ITS: AUTHORIZED POWER OF ATTORNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Madelyn Reynold with who I am personally acquainted, and who upon oath acknowledged herself to be the Authorized Power of Attorney for Jeffrey Mathews and as such, acknowledged that she is authorized to execute the foregoing instrument on behalf of Jeffrey Mathews the within named Grantor and that she in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by singing her name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand and seal this 19th day of January, 2021.

NOTARY PUBLIC

My Commission Expires

AMANDA LEIGH WRINKLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

True Copy Certification

I, Grover Collins, 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 Tennessee

County of Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MARCH 7, 2023
Notary's Seal (if on paper)

