WARRANTY DEED

Karen Johnson Davidson County
Batch# 590482 **DEEDWARR**
03/11/2021 04:14:19 PM 2 pgs
Fees: $13.00 Taxes: $21,334.20

20210311-0032657

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SB-CS-20-1009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,766,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Parachute 1009 LP, a Tennessee limited partnership	**New Owner**	
(NAME)	(NAME)	
718 Thompson Lane, Suite 108-273		**105-2-445.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEGACY 8TH AVENUE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PARACHUTE 1009 LP, A TENNESSEE LIMITED PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Subdivision of the Reserved Parcel as shown on Resubdivision of Edgehill Estates, Section 69, of record in Book 4715, Page 137, Register's Office for said County,

Beginning at a point on the Westerly margin of 8th Avenue South as widened, said point being 217.81 feet South of the intersection of 8th Avenue South and Archer Street; thence along the Westerly margin of 8th Avenue South, South 1 degree 53 minutes East 162.04 feet; thence leaving said margin North 82 degrees 5 minutes West 126.18 feet to a point; thence North 0 degrees 55 minutes West 62.51 feet to a point; thence North 82 degrees 0 minutes West 129.64 feet to a point in the Easterly margin of Alley No. 404; thence along the Easterly margin of said alley North 5 degrees 20 minutes East 98.81 feet to a point; thence leaving said margin South 81 degrees 51 minutes East 242.30 feet to the point of beginning.

Included in the above description, but excluded from this conveyance is that property conveyed from Asterisk IV, LLC, to the Metropolitan Government of Nashville and Davidson County recorded August 14, 2019 in Instrument No. 20190814-0081273, Register's Office for Davidson County, Tennessee for the purpose of a public right-of-way described as follows:

A certain 1.52-foot wide strip of land to be dedicated to the public right-of-way of 8th Avenue South, said strip of land being located on a portion of the property located at 1009 8th Avenue South, Davidson County, Nashville, Tennessee and being more particularly described as follows:

Beginning on the north eastern corner of the property on 1009 8th Ave S. Thence leaving the north east corner of the property on 1009 8th Ave S along and with the western ROW line of 8th Ave S for the following calls: south 1 deg. 26 min 10 sec east, 162.04 feet to a point; thence, north 82 deg 53 min 30 sec west, 1.52 feet to a point; thence, north 1 deg 26 min 10 sec west, 162.06 feet to a point; thence, south 82 deg 16 min 11 sec east, 152 feet to the point of beginning.

Said area of right-of-way dedication described herein contains 245 +/- square feet.

Being the same property conveyed to Legacy 8th Avenue South, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Asterisk IV LLC, a Delaware Limited Liability Company, recorded December 26, 2019 in Instrument No. 20191226-0132648, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plans of record in Plat Book 4660, Page 21 and Plat Book 4715, Page 137, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 6236, Page 263, Book 4220, Page 723 and Book 4709, Page 238.
- Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190814-0081273, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200310-0027000, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **1009 8th Avenue South, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 11 DAY OF MARCH, 2021.

LEGACY 8TH AVENUE SOUTH, LLC, a Tennessee limited liability company

By: Legacy 8th Avenue South MM, LLC, its Managing Member

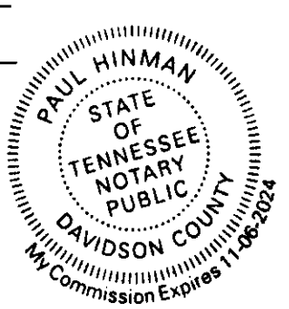
By: _____
Megan A. Epstein, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN A. EPSTEIN, Managing Member of Legacy 8th Avenue South MM, LLC, its Managing Member of Legacy 8th Avenue South, LLC, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Managing Member of Legacy 8th Avenue South MM, LLC, its Managing Member of Legacy 8th Avenue South, LLC the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of March, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212