Karen Johnson Davidson County
Batch# 594493 DEEDWARR
03/18/2021 09:33:30 AM 4 pgs
Fees: $23.00 Taxes: $7,858.80
20210318-0035867

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,124,000.00.

Kirsten Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2021.

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3.10.2024
(AFFIX SEAL)

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

J-SB-RR-21-1700-X

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)
Boulton Properties, LLC	New Owner	
(NAME) **1700 1702 1704A 1704B 1706A & 1706B Edgewood Avenue**	(NAME) c/o Tad Wolkin Fortress Investment Group	**071-05-0D-001.00** **071-05-0D-002.00** **071-05-0C-001.00** **071-05-0C-002.00** **071-05-0B-001.00** **071-05-0B-002.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) 1345 Avenue of the Americas New York, NY 10105	
(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, **HOME REPAIR DOCTORS, 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 **BOULTON PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** 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:

Parcel 1 (1700 Edgewood Ave.):
Land in Davidson County, Tennessee, Being Unit A of The Homes at 1829 Haynes Street, a Horizontal Property Regime with Private Elements located in Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for The 1829 Haynes Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190410-0032705, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The1829 Haynes Street, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20190410-0032705, and By-Laws appended thereto as Exhibit said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Parcel 2 (1702 Edgewood Ave.):
Land in Davidson County, Tennessee, Being Unit B of The Homes at 1829 Haynes Street, a Horizontal Property Regime with Private Elements located in Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for The 1829 Haynes Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190410-0032705, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The1829 Haynes Street, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20190410-0032705, and By-Laws appended thereto as Exhibit said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Parcel 3 (1704 A Edgewood Ave.):
Land in Davidson County, Tennessee, Being Unit A of The Homes at 1704 Edgewood Avenue, a Horizontal Property Regime with Private Elements located in Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for The 1704 Edgewood Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190410-0032681, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The 1704 Edgewood Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20190410-0032681, and

By-Laws appended thereto as Exhibit said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Parcel 4 (1704 B Edgewood Ave.):
Land in Davidson County, Tennessee, Being Unit B of The Homes at 1704 Edgewood Avenue, a Horizontal Property Regime with Private Elements located in Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for The 1704 Edgewood Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190410-0032681, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The 1704 Edgewood Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20190410-0032681, and By-Laws appended thereto as Exhibit said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Parcel 5 (1706 A Edgewood Ave.):
Land in Davidson County, Tennessee, Being Unit A of The Homes at 1706 Edgewood Avenue, a Horizontal Property Regime with Private Elements located in Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for The 1706 Edgewood Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190410-0032666, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The 1706 Edgewood Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20190410-0032666, and By-Laws appended thereto as Exhibit said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Parcel 6 (1706 B Edgewood Ave.):
Land in Davidson County, Tennessee, Being Unit B of The Homes at 1706 Edgewood Avenue, a Horizontal Property Regime with Private Elements located in Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for The 1706 Edgewood Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190410-0032666, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The 1706 Edgewood Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20190410-0032666, and By-Laws appended thereto as Exhibit said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to Home Repair Doctors, LLC by Quitclaim deed from Frances Lee Lewis Scates of record in Instrument No. 20180312-0022925 Register's Office for Davidson County, Tennessee, dated February 23, 2018 and recorded on March 12, 2018.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190410-0032705, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (The Homes at 1829 Haynes Street)
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190410-0032681, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (The Homes at 1704 Edgewood Ave)
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190410-0032666, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (The Homes at 1706 Edgewood Ave)
- Subject to all matters shown on the Plan of record as Instrument Number 20180508-0044073, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 9593, Page 79, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1700 1702 1704A 1704B 1706A & 1706B Edgewood Avenue, Nashville, Tennessee 37207**.

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 16th DAY OF MARCH, 2021.

Home Repair Doctors, LLC

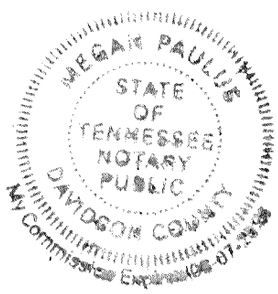
BY: _____
Adeel Mohammad
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADEEL MOHAMMAD, 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 SOLE MEMBER of HOME REPAIR DOCTORS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of March, 2021.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

