This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

SEND TAX BILL TO:
ADDRESS NEW OWNER:
RUTRUT LLC
200 Nashboro Blvd.
Nashville, TN 37217

MAP p/o 13500044500

Recording Info:

Karen Johnson Davidson County
Batch# 602631 DEEDWARR
03/30/2021 08:54:30 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20210330-0041258

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GRAN INC.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **RUTRUT LLC**, a Tennessee limited liability company, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Certain Townhomes located in Davidson County, Tennessee, being **Unit No. 4, Unit 5, Unit 6 & Unit 7**, in the Master Deed for The Golf Retreat at Nashboro II ("GRAN II"), A Horizontal Property Regime, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Declaration of Covenants, Conditions and Restrictions for The Golf Retreat at Nashboro II, a Horizontal Properly Regime of record in Instrument Number 20200924-0110161 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, with private elements, a Townhomes Development , and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit 20200924-0110161, to said Master Deed.
>
> Being a portion of the same property conveyed to GRAN, Inc., of record by Instrument No. 20190917-0094158, Register's Office for Davidson County, Tennessee.

This is unimproved property known as, 1215 Nashboro Blvd.; 1217 Nashboro Blvd., 1219 Nashboro Blvd. and 1221 Nashboro Blvd. , Nashville, Tennessee 37217.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all easements, restrictive covenants, conditions, regulations and all other matters of record set out on any applicable plat of record. Including, but not limited to, an instrument titled Master Deed for The Golf Retreat at Nashboro II ("GRAN II"), A Horizontal Property Regime , of record Plat in Instrument 20200924-0110161 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to all easements and licenses in favor of TLWP, Inc. and Nashboro Golf Course LLC.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor, to the fullest extent allowed by applicable law, makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS it's hand this the 26th day of March, 2021.

GRAN INC.

By: DAVID J. WAYNICK, PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **David J. Waynick,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President of **GRAN INC.**, the within named bargainor(s), and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing as such authorized officer.

WITNESS my hand and official seal at office this 26th day of March, 2021.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is ~~$375,000.00~~.

AFFIANT

Subscribed and sworn to before me on this 26th day of March, 2021.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am 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.

Rebecca Waynick

State of Tennessee;County of Davidson

On this 26 day of March 2021, personally appeared before me, Caitlin Marie Smith, a notary public for this county and state, Rebecca Waynick , who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021