WARRANTY DEED

Karen Johnson Davidson County
Batch# 607389 DEEDWARR
04/06/2021 11:27:56 AM 4 pgs
Fees: $23.00 Taxes: $26,270.00

20210406-0044850

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,100,000.00 .

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT 2022

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	NEW OWNER	**105-01-2U-001.00CO** **105-01-2U-002.00CO** **105-01-2U-003.00CO**
(NAME)	(NAME)	**105-01-2U-004.00CO** **105-01-2T-001.00CO**
(ADDRESS)	(ADDRESS)	**105-01-2T-002.00CO** **105-01-2T-003.00CO** **105-01-2T-004.00CO**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **STR VENTURES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WHITE & POLA, LLC, ASHLEY PROPERTIES, LLC, CONRADVENTURES, LLC AND AHA REALTY, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Units 1005A, 1005B, 1005C and 1005D of 12th Avenue South Residences I, a Horizontal Property Regime, with Private Elements as shown on Exhibit (C} in the Declaration of Covenants, Conditions and Restrictions for **12th Avenue South Residences I**, a Horizontal Property Regime, with Private Elements pursuant to Tennessee Code Annotated Section 66-27-101, et seq., of record in Instrument No. 20170522-0050562, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 12th Avenue South Residences I, a Horizontal Property Regime, with Private Elements contained in said Declaration of Covenants, Conditions and Restrictions, the plat filed at Exhibit (C) to said Declaration and Bylaws appended thereto as Exhibit (B), said Register's Office, are incorporated

herein by reference and made a part hereof the same as though copied herein, with together with an undivided interest in common areas/elements appurtenant to said unit(s).

AND

Land in Davidson County, Tennessee, being Units 1007A, 1007B, 1007C and 1007D of 12th Avenue South Residences II, a Horizontal Property Regime, with Private Elements as shown on Exhibit (C) in the Declaration of Covenants, Conditions and Restrictions for **12th Avenue South Residences II**, a Horizontal Property Regime, with Private Elements pursuant to Tennessee Code Annotated Section 66-27-101, et seq., of record in Instrument No. 20170522-0050559, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 12th Avenue South Residences II, a Horizontal Property Regime, with Private Elements contained in said Declaration of Covenants, Conditions and Restrictions, the plat filed at Exhibit (C) to said Declaration and Bylaws appended thereto as Exhibit (B), said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, with together with an undivided interest in common areas/elements appurtenant to said unit(s).

Being the same property conveyed to STR Venture, LLC, an Arizona Limited Liability Company by Warranty Deed from Nashville Partners, GP, a Tennessee General Partnership of record in Instrument No. 20181022-0104516, dated October 17, 2018 and recorded October 22, 2018, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Nashville Partners, GP, a Tennessee General Partnership by Warranty Deed from Sunny Meadows, LLC, a Delaware Limited Liability Company of record in instrument No. 20160705-0068208, dated June 30, 2016, and recorded July 5, 2016, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1005 A-D & 1007 A-D 12th Avenue S** **Nashville, TN** **37203**

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2021 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 4460, page 61, Book 4799, page 455, Instrument No. 20161019-0010643, and Instrument No. 2020170117-0004760, said Register's Office; (c) Restrictions of record in Book 4575, page 964, Book 4220, page 723, Book 6236, page 263, Instrument No. 20170522-0050562, and Instrument No. 20170522-0050559, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 1st day of April 2021.

STR VENTURES, LLC

By: _____
John R. McKee, Jr., Manager

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF Maricopa

Before me, the undersigned, a notary public in and for said County and State, personally appeared John R. McKee, Jr., with whom I am personally acquainted, and who upon oath, acknowledged himself to be Manager of STR VENTURES, LLC the within named bargainor, an Arizona limited liability company, and that as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

WITNESS my hand and official seal at Scottsdale, Arizona, this 1st day of April 2021.

_____
Notary Public

My Commission Expires: 07/20/2022

AMANDA MARIE SMITH
Notary Public - Arizona
Maricopa County
Commission # 547764
My Commission Expires July 20, 2022

Witness my hand this 2 day of April 2021.

STR VENTURES, LLC

By: _____
Scott Graden, Manager

ACKNOWLEDGMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this acknowledgement verifies only the identity of the individual who signed the document to which this acknowledgement is apart, and not the truthfulness, accuracy, or validity of the document.

STATE OF CALIFORNIA
COUNTY OF ORANGE

On ~~April 1, 2021~~ APRIL 2, 2021 before me, TRICIA MICHELLE MILLER, NOTARY PUBLIC personally appeared Scott Graden, who proved to me on the basis of satisfactory evidence to be the person whose names is subscribed to the within instrument and acknowledged to me that they executed the same in the authorized capacity of Manager, and that by said signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my had and official seal.

TRICIA MICHELLE MILLER
Notary Public - California
Orange County
Commission # 2332163
My Comm. Expires Aug 23, 2024

Signature Tricia Michelle Miller
Notary Public

Place Notary Seal Above