Karen Johnson Davidson County
Batch# 629134 DEEDWARRSP
05/05/2021 10:24:15 AM 4 pgs
Fees: $23.00 Taxes: $8,510.00
20210505-0060112

THIS INSTRUMENT PREPARED BY:
Bettie J. Winton
Grissim & Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
BD FUND 31, LLC 1211 16th Avenue South Nashville, TN 37212	SAME	118022G00800CO 118022G00900CO 118022G01000CO 118022G01100CO 118022G01200CO 118022G01300CO 118022G01400CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SNYDWOOD, GP**, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **BD FUND 31, LLC, a Tennessee limited liability company** (the "Grantee"), its, successors 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 Townhome Lot Unit Nos. 8, 9, 10, 11, 12, 13, and 14, of White Avenue Flats, A Planned Unit Development Horizontal Property Regime With Private Elements, 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 Declaration of Covenants, Conditions and Restrictions for White Avenue Flats (the "Master Deed") of record in Instrument Number 20191216-0129752, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, 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 "B" to said Master Deed; together with a percentage interest in the common elements as set forth in said Master Deed.

Being a portion of the same property conveyed to Snydwood, GP, a Tennessee general partnership, by the Deed of record in Instrument Number 20190731-0075628, in the Register's Office for Davidson County, Tennessee; as corrected

by the Scrivener's Affidavit of record in Instrument Number 20191216-0129564, in said Register's Office.

Subject to:

1. Taxes for the year 2021, a lien, due and payable but not yet delinquent.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 99, in the Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a Townhome Lot established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions, and Restrictions for White Avenue Flats establishing a Horizontal Property Regime of White Avenue Flats of record in Instrument Number 20191216-0129752, in the Register's Office for Davidson County, Tennessee.

4. Subject to provisions of the Tennessee Horizontal Property Act, T.C.A. 66-27-101 et seq.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise.

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

(Signature Page to Follow)

IN WITNESS WHEREOF, the undersigned, has hereunto subscribed her name on this 4th day of May, 2021.

SNYDWOOD, GP, a Tennessee general partnership

By: _____
WILLIAM F. SNYDER, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. SNYDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained and who further acknowledged that he is a Partner of SNYDWOOD, GP, a Tennessee general partnership, and is authorized by the Partnership to execute this instrument on behalf of the Partnership.

WITNESS my hand and official seal at office on this 4th day of May, 2021.

_____
NOTARY PUBLIC
My Commission expires: _____

PEGGY AXFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,300,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of May, 2021.

NOTARY PUBLIC
My Commission expires: _____

PEGGY AXFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023