WARRANTY DEED

Karen Johnson Davidson County
Batch# 632100 **DEEDWARR**
05/10/2021 11:22:05 AM 2 pgs
Fees: $13.00 Taxes: $3,219.00

20210510-0062354

G-SB-VRES-21-1018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $870,000.00.

Affiant

JENNIFER MORGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2024

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/6/2024
(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)
Tyler Faulkner	1018 11th, LLC	
(NAME)	(NAME)	**105-01-4A-049.00**
1018 11th Ave S	500 CREATIVE WAY, #13	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Madison, TN 37115	
(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, **P & M REAL ESTATE, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1018 11TH, LLC, A TENNESSEE 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:

Land in Davidson County, Tennessee, being Unit No. 49 on the Plan of Archer at 12th Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "D" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160908-0094811, and amended in Instrument No. 20161102-0115692 and Instrument No. 20161123-123554 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to P & M Real Estate, LLC by Warranty deed from Archer Development, LLC, a Tennessee limited liability company of record in Instrument No. 20180222-0016824 Register's Office for Davidson County, Tennessee, dated February 19, 2018 and recorded on February 22, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 88 and Plat Book 5190, Page 266, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20150818-0082778 and Consent to Final Subdivision Plat of EdgeVue recorded in Instrument No. 20161222-0134696, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Archer at 12th Homes, a Horizontal Property Regime with Private Elements, with By-Laws appended thereto, of record in Instrument Number 20160805-0081553, and Deed of Termination of Archer at 12th Homes, in Instrument No. 20160906-0093429, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Archer at 12th Homes, a Horizontal Property Regime with Private Elements, with By-Laws appended thereto, of record in Instrument Number 20160908-0094811, amended in Instrument No. 20161102-0115692 and Instrument No. 20161123-0123554, Register's Office for Davidson County, Tennessee.
- Charter of Archer at 12th Homes Association, Inc., of record in Instrument Number 20160805-0081524, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "D" to Amendment No. 2 to the Declaration of Covenants, Conditions and Restrictions for Archer at 12th Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123554, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 4220, Page 723; Book 5696, page 857; Book 7568, page 205, in the Register's Office for Davidson County, Tennessee.
- Declaration and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140415-0031255, Instrument No. 20150717-0070159 and Instrument No. 20150717-0070114, in the

Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20150902-0089426, in the Register's Office for Davidson County, Tennessee.
- Grant of Gas Service Line or Fuel Line Easement to Nashville Gas Company of record in Book 8255, Page 361, 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: **1018 11th Ave S, 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 a l 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 15 DAY OF APRIL, 2021.

P & M Real Estate, LLC

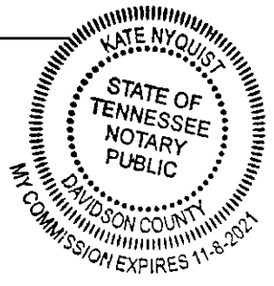
BY: _____
Prashant Khiatani
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRASHANT KHIATANI, 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 AUTHORIZED AGENT of P & M REAL ESTATE, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of April, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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