son County
Batch# 634603 DEEDWARRSP
05/12/2021 11:23:00 AM 5 pgs
Fees: $28.00 Taxes: $736.30
20210512-0063953

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Reginald Epps	Regions mtg	Map 092-10-0M
519 27th Avenue North #202	2050 Parkway office	Parcel 004.00 CO
Nashville, TN 37209	Birmingham, AL 35244	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **RSD 27th Avenue, LLC a Tennessee limited liability company**,(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Reginald Epps, unmarried man,** (the "Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows (and herein sometimes referred to as the "Property"):

That certain condominium unit in Davidson County, Tennessee, being Unit No. 2B on the plan of Axis27, as shown on Exhibit "B" to that certain Declaration of AXIS27 Condominiums, of record as Instrument No. 20190301-0019077, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Declaration of AXIS27 Condominiums, of record as Instrument No. 20190729-0074467 (collectively, the "Condominium Declaration"), Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof, together with an undivided interest in the Common Elements as described in the Condominium Declaration and all other rights and appurtenances pertaining to said condominium unit.

Being part of the same property conveyed to RSD 27TH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Special Warranty Deed from THEAM ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20180815-0080935, and by Quitclaim Deed of record as Instrument No. 20180815-0080936, dated August 10, 2018, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1. Matters shown on the Plan of record in Plat Book 57, page 91, said Register's Office. 2. Declaration of Axis27 Condominiums of record as Instrument No. 20190301-0019077, and amended as Instrument No. 20190729-0074467, said Register's Office. 3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20190301-0019076, and amended and/or supplemented as Instrument Nos. 20190502-0040851, 20190729-0074468, and 20200706-0072542, said Register's Office. 4. Declaration of Restrictive Covenant of record as Instrument No. 20180817-0081873, said Register's Office. 5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20190219-0014837, said Register's Office. 6. Agreement for Dedication of Public Access Easement of record as Instrument No. 20190514-0045328, said Register's Office. 7. Grant of Easement of record as Instrument No. 20201201-0139310, said Register's Office. 8. Rights of others in and to party walls.

This is ()UNIMPROVED (X)IMPROVED property known as 519 27th Avenue North, Unit 202, Nashville, TN 37209.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except as otherwise set forth herein and in Exhibit A attached hereto and incorporated herein by this reference. By acceptance hereof, Grantee acknowledges that the conveyance of the Property is made subject to the Occupancy and Price Escalation Restrictions more defined and described in Exhibit A attached hereto.

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

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 11 day of May 2021.

RSD 27th Avenue, LLC a Tennessee limited liability company

By: _____
Todd Fishbein

Its: **Manager**

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Todd Fishbein** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the **Manager** of **RSD 27th Avenue, LLC a Tennessee limited liability company**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11 day of May, 2021.

_____
Notary Public

My Commission Expires: 9/25/24

OFFICIAL SEAL
SHARI SCHECK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/25/24

The Grantee joins in the execution of this Deed for the purpose of affirming, acknowledging and agreeing to the covenants and restrictions applicable to the Property as set forth in this Deed.

Reginald Epps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, REGINALD EPPS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes therein contained,.

Witness my hand, at office, this 11 day of May, 2021.

Notary Public

My Commission Expires: Jan 8. 2024

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 199,000.00.

Tracy Perry
Affiant

Subscribed and sworn to before me this 11 day of May, 2021.

Notary Public

My Commission Expires: Jan 8 2024

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

EXHIBIT A

Occupancy and Price Escalation Restrictions

The conveyance to Grantee made pursuant to this Deed is expressly subject the covenants, conditions and restrictions set forth in the Condominium Declaration. The Condominium created pursuant to the Condominium Declaration has been established with the express intent and purpose of providing voluntary workforce housing for purchase in Nashville, Davidson County, Tennessee. In order to carry out the purpose and intent of the Declaration, the conveyance to Grantee pursuant to this Deed is made subject to limitations and restrictions with respect to the escalation of sales price of the Property, the occupancy of the Property, and the place of employment of the occupant of the Property, all as contemplated by the Condominium Declaration and set forth as follows (collectively, the "Occupancy and Price Escalation Restrictions"):

a. Any transfer or conveyance of the Property shall be subject to the limitation imposed upon the increase or escalation of the consideration or purchase price paid for the Property (herein, the "Price Escalation Limitation") as set forth in this paragraph from and after the date hereof. The Price Escalation Limitation, as applicable to the Property, is a limitation upon the increase in the sales price in the event of a transfer or conveyance of the Property (a "Future Sale"), it being expressly provided that the purchase price to be paid for the Property upon the occurrence of any Future Sale shall be an amount not to exceed the sum of (A) the purchase price paid by the owner of the Property at the time of such owner's purchase thereof (the "Original Purchase Price") as increased by a regional CPI Index calculated as of the date of the applicable Future Sale, PLUS (B) a one-time seven percent (7%) increase above the Original Purchase Price (the "One Time Market Adjustment"); provided, however, the One Time Market Adjustment shall be available to any owner of the Property who has owned the Property for a period of not less than three (3) years.

b. The Property shall be occupied as the primary residence of the Grantee.

c. As of the date of this Deed, the Grantee, by acceptance of this instrument, certifies that the Grantee is employed in Metropolitan Nashville and Davidson County, Tennessee.