Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $339,900.00.

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2021.

Notary Public

My commission expires: 1/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 663638 DEEDWARR
06/24/2021 09:38:59 AM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20210624-0085470

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-C-21-801.14

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Aaron Scarfia and Lorraine Scarfia	New owner	071-12-0D-006.00-CO
801 Cherokee Ave #14	701 Broadway #2420	
Nashville, TN 37207	Nashville, TN 37202	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AT2 CHEROKEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON SCARFIA AND LORRAINE SCARFIA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 14 of Highland ~~Place~~ Heights, a Horizontal Property Regime with Private Elements, as shown in the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Highland Place, as set forth in Exhibit "B" of record in Instrument No. 20210429-0057914, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Metropolitan Office for Development, LLC by Warranty deed from Barry A. Peterson, unmarried of record in Instrument No. 20150501-0039404 Register's Office for Davidson County, Tennessee, dated April 29, 2015 and recorded on May 01, 2015.

Being a portion of the same property conveyed to AT2 Cherokee, LLC, a Delaware limited liability company by Special Warranty deed from Metropolitan Office for Development, LLC, a Delaware limited liability company of record in Instrument No. 20200203-0012209 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 03, 2020.

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FILE #: BC21-801.14

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Being a portion of the same property conveyed to AT2 Cherokee, LLC, a Delaware limited liability company by Quitclaim deed from Metropolitan Office for Development, LLC, a Delaware limited liability company of record in Instrument No. 20200203-0012210 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 03, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 801 Cherokee Avenue 14, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of May, 2021.

AT2 Cherokee, LLC, a Delaware Limited Liability Company

By: _____
Frank E. Neal, IV, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of AT2 Cherokee, LLC, a Delaware Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 5th day of May, 2021.

_____
Notary Public

My Commission Expires: 3/3/21

