WARRANTY DEED

Karen Johnson Davidson County
Batch# 672414 DEEDWARR
07/07/2021 02:40:05 PM 2 pgs
Fees: $13.00 Taxes: $5,439.00

20210707-0091502

B-SB-E3-21-2910-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(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)
Felicia, LLC, a Tennessee limited liability company	**Loan Funder LLC, Series 22208**	
(NAME)	(NAME)	
1102 Kirkwood Ave	**645 Madison Avenue, 19th Floor**	**092-10-0N-012.00-CO** **092-10-0N-013.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**New York, NY 10022**	
(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, **RUDY AT CITY HEIGHTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FELICIA, 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 Nos. 12 and 13, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Rudy at City Heights, a Horizontal Property Regime with Private Elements of record as Instrument No. 20191001-0100198 and being shown on Plat attached thereto as Exhibit "B", 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 Hayes Medical Condominium Centers, a Tennessee Limited Liability Company, by Warranty deed from Timothy L. Patton, married, and Marquice Leveiel Patton, unmarried of record in Instrument No. 20060929-0120490 Register's Office for Davidson County, Tennessee, dated September 22, 2006 and recorded on September 29, 2006.

Being a portion of the same property conveyed to Andrea L. Hayes by Quitclaim Deed from Hayes Medical Condominium Centers, a Tennessee Limited Liability Company, of record in Instrument No. 20150519-0045881, Register's Office for Davidson County, Tennessee, dated May 18, 2015 and recorded on May 19, 2015.

Being a portion of the same property conveyed to Andrea L. Hayes by Quitclaim Deed from Andrea L. Hayes (also known as Andrea Lynn Hayes) of record in Instrument No. 20190822-0084315, Register's Office for Davidson County, Tennessee, dated August 20, 2019 and recorded on August 22, 2019.

Being a portion of the same property conveyed to Rudy at City Heights, LLC by Warranty Deed from Andrea L. Hayes, of record in Instrument No. 20191001-0100197, Register's Office for Davidson County, Tennessee, dated September 26, 2019 and recorded on October 01, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Rudy at City Heights, with By-Laws appended thereto, of record in Instrument Number 20191001-0100198, as amended in Instrument No. 20191025-0109452, Register's Office for Davidson County, Tennessee.
- Charter of The Rudy at City Heights Homeowners' Association, Inc., of record in Instrument Number 20191008-0103133, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Rudy at City Heights, with By-Laws appended thereto, of record in Instrument Number 20191001-0100198, as amended in Instrument No. 20191025-0109452, Register's Office for Davidson County, Tennessee.

- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20191014-0105103, 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: **2910 Felicia St #12 and #13, Nashville, Tennessee 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(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 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/our hand(s) this the 30th DAY OF JUNE, 2021.

Rudy at City Heights, LLC

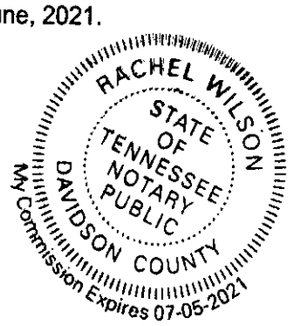
BY: _____
Max Khazanov
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAX KHAZANOV, 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 MANAGER of RUDY AT CITY HEIGHTS, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of June, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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