Karen Johnson Davidson County
Batch# 683977 DEEDWARR
07/27/2021 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $9,897.50
20210727-0100469

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2024

(AFFIX SEAL)

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JM-SB-VRES-21-506-A-C

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)
Sara Moreno and Erik Moreno	**NEW OWNER**	
(NAME)	(NAME)	**092-10-10C-010.00** **092-10-10C-011.00** **092-10-10C-012.00**
45 Province Street, Apt. 1505		
(ADDRESS)	(ADDRESS)	
Boston, MA 02108		
(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, **NASHVILLE GROWTH I, 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 **SARA MORENO, UNMARRIED AND ERIK MORENO, MARRIED, AS TENANTS IN COMMON,** 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:

A certain units located in Davidson County, Tennessee, being Unit Nos. 10, 11 & 12 of ElevAte at City Heights (formerly ElavAte at MedWest" and formerly "The Del") a Horizontal Property Regime with Private Elements, 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, under the Declaration of Covenants, Conditions and Restrictions establishing ElevAte at City Heights (formerly "ElavAte at MedWest" and formerly "The Del") a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170127-009277, as amended in Instrument No. 20170330-0031283 and Instrument No. 20171003-0101096, Amended and Restated in Instrument No. 20180403-0030960 and as further amended in Instrument No. 20180403-0030960 and as further amended in Instrument No. 20180615-0057610, 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 the Amendment of record in Instrument No. 20180615-0057610 to said Declaration; together with a percentage interest in the common elements as set forth in to said Declaration, as amended.

Being the same property conveyed to Nashville Growth I LLC, a Tennessee limited liability company by Deed from The Del Partners, a Tennessee General Partnership of record at Instrument No. 20190619-0059223, Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 19, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20170127-0009277, as amended in Instrument No. 20170330-0031283 and Instrument No. 20171003-0101096, Amended and Restated and Restated in Instrument No. 20180403-0030960 and as further amended in Instrument No. 201800615-057610., Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20161012-0107948, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way of record in Instrument No. 20170208-0013332, 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: **506 31st Ave N A B & C, 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 22nd DAY OF JULY, 2021.

Nashville Growth I, LLC

BY:_____
Adrian Lam
Authorized Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIAN LAM, ~~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 MEMBER of NASHVILLE GROWTH I, LLC the within named ~~bargainor~~, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of July, 2021.

_____
Notary Public
My Commission Expires: 10/01/22
(SEAL)

SUSAN TUSING
Notary Public - California
Los Angeles County
Commission # 2257362
My Comm. Expires Oct 1, 2022

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

Certificate of Authenticity

I, Kellie L. Parsons, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 22, 2021.

Affiant Signature

July 22, 2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22nd day of July, 2021.

Notary's Signature
My Commission Expires: 11/17/2024

Notary's Seal

