WARRANTY DEED

Karen Johnson Davidson County
Batch# 693904 DEEDWARR
08/10/2021 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20210810-0107627

DM-C-21-201-A-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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)
Caspian A, LLC, a Tennessee Limited Liability Company	owner at owners address	
(NAME) 327 Grace St	(NAME)	XX 07 0 120.00 X XXXXXX
(ADDRESS) Nashville, TN 37207	(ADDRESS)	071-07-0M-002.00CO
(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, **GRANT VENTURES, 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 **CASPIAN A, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Residences at 201 Prince, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Residences at 201 Prince, a Horizontal Property Regime, of record in Instrument No. 20200706-0072561, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Grant Ventures Development LLC, a Tennessee Limited Liability Company, by Warranty Deed from InvestSmart TN, LLC, a Limited Liability Company, of record in Instrument No. 20190613-0057037, in the Register's Office of Davidson County, Tennessee, dated June 11, 2019 and recorded on June 13, 2019.

This conveyance is subject to:
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Property taxes for 2021, a lien not yet due and payable.
• Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

• Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 071 07 0M 001.00

• Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 071 07 0M 002.00

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J. B. Haynies Oriental Subdivision, as recorded in Plat Book 161, Page(s) 26 and 27.

• Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200706-0072561.

• Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6415, Page 549.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **201 A Prince Ave, Nashville, Tennessee 37207**.

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 4 DAY OF AUGUST, 2021.

Grant Ventures, LLC, a Tennessee Limited Liability Company

BY: _____
Louise Grant
Member

BY: _____
Frank Grant
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUISE GRANT, 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 MEMBER of GRANT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of August, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/03/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK GRANT, 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 MEMBER of GRANT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of August, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/03/2025
DAVIDSON COUNTY

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

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or 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 8/4/21.

Affiant Signature

8/5/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 5th day of August, 2021.

Notary's Signature

(Notary Seal) ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/08/2022