Karen Johnson Davidson County
Batch# 710890 DEEDWARRSP
09/07/2021 11:30:30 AM 8 pgs
Fees: $43.00 Taxes: $11,458.90
20210907-0119502

This Instrument Prepared By:
Adam J. Sigman
Robert Baugh
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, Alabama 35205

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
West Trinity Residences, LLC 2204 Lakeshore Drive, Suite 450 Birmingham, Alabama 35209	West Trinity Residences, LLC 2204 Lakeshore Drive, Suite 450 Birmingham, Alabama 35209	070-08-0-232.00 070-04-0-100.00 070-04-0-101.00 070-04-0-102.00 070-08-0-008.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, **REI615, LLC**, a Tennessee limited liability company, having an address of P. O. Box 41845, Nashville, Tennessee 37204 (herein "Grantor"), does hereby bargain, sell, transfer and convey unto **WEST TRINITY RESIDENCES, LLC**, a Delaware limited liability company, having an address of 2204 Lakeshore Drive, Suite 450, Birmingham, Alabama 35209 (herein "Grantee"), the tract of real property described on **Exhibit "A"** attached hereto and made a part hereof (collectively, the "Property"), subject to all matters shown on **Exhibit "B"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid Property with the appurtenances, title and interest thereto unto Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that Grantor has full power and lawful authority to sell and convey the Property and, subject to the exceptions set forth on **Exhibit "B"** attached hereto, will warrant and defend the title against all persons claiming by, through or under Grantor, but not further or otherwise.

SOURCE OF TITLE: See **Exhibit "A"** legal description.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 26th day of August, 2021.

REI615, LLC,
a Tennessee limited liability company

By: _____
Name: Chris Koch
Its: Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary of the state and county aforementioned, personally appeared **Chris Koch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Member of **REI615, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person, as such Managing Member of bargainor, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Managing Member.

WITNESS my hand and notarial seal this 10 day of August, 2021.

NOAH CAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
SEAL

Notary Public
My Commission Expires: _____

202109070119502

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Nathan Weinert, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $3,097,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of August, 2021.

Notary Public

My Commission Expires: 4/3/22

[SEAL]

202109070119502

EXHIBIT "A"

Legal Description

TRACT 1 (MAP/PARCEL 070-04-0-100.00)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE MAP OF J. B. HAYNIES SECOND FREE SILVER PLAN, OF RECORD IN BOOK 161, PAGE 145, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, 148 FEET NORTH OF THE NORTHEAST CORNER OF LOT NO. 5 AND BROWNLOW STREET, BEING THE COMMON CORNER OF LOTS NOS. 3 AND 4; THENCE WEST ALONG THE LINE BETWEEN LOTS 3 AND 4, 579.5 FEET TO A POINT IN THE CENTER OF A STREET; THENCE NORTH ALONG THE CENTER OF THE STREET FEET TO THE COMMON REAR CORNER OF LOTS 2 AND 3; THENCE EAST WITH THE LINE BETWEEN SAID LOTS, 545.5 FEET; THENCE SOUTH 163.5 FEET TO THE BEGINNING.

TRACT 2 (MAP/PARCEL 070-04-0-101.00)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE MAP OF J. B. HAYNIES SECOND FREE SILVER PLAN, OF RECORD IN BOOK 161, PAGE 145, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 311.5 FEET FROM THE NORTHEAST CORNER OF LOT NO. 5 AND BROWNLOW STREET, WHICH IS 440 FEET NORTH OF THE INTERSECTION OF BROWNLOW STREET AND LINCOLN STREET; THENCE NORTHERLY 204.5 FEET TO A POINT AT THE NORTHERLY LINE OF THIS SUBDIVISION; THENCE WESTERLY 503 FEET TO THE CORNER OF LOT NO. 11; THENCE SOUTHERLY 200 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT NO. 3; THENCE EASTERLY 545.5 FEET TO THE BEGINNING.

TRACT 3 (MAP/PARCEL 070-04-0-102.00)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 OF HAYNIES FREE SILVER 2ND PLAN AS OF RECORD IN BOOK 161, PAGE 145, R.O.D.C., TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TRACT 4 (MAP/PARCEL 070-08-0-008.00)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF J. B. HAYNIE'S SECOND ADDITION (ERRONEOUSLY REFERRED TO IN PRIOR DEED AS J. D. HAYNIE) TO THE FREE SILVER PLAN, AS OF RECORD IN BOOK 161, PAGE 145, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 6 FRONTS 150 FEET ON LINCOLN STREET (NOW KNOWN AS TRINITY LANE) AND RUNS BACK BETWEEN PARALLEL LINES 414 FEET, MORE OR LESS, TO A DEAD LINE MEASURING 152.8 FEET, MORE OR LESS, IN THE REAR.

LESS AND EXCEPT

BEING A RIGHT-OF-WAY AND EASEMENT IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID RIGHT-OF-WAY BEING LOCATED ALONG THE EXISTING NORTHERLY RIGHT-OF-WAY MARGIN OF TRINITY LANE AND BEING A PART OF THE J.T. MURPHREE ET UX PROPERTY AS OF RECORD IN DEED BOOK 5398, PAGE 228, R.O.D.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RIGHT-OF-WAY BEGINNING AT A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY MARGIN OF TRINITY LANE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE AFOREMENTIONED MURPHREE PROPERTY; THENCE, WITH SAID WESTERLY BOUNDARY N 02°48'24" E, 5.12 FEET, TO A POINT; THENCE, LEAVING SAID WESTERLY BOUNDARY WITH A NEW LINE S 88°53'53" E, 134.39 FEET, TO A POINT ON THE EXISTING NORTHERN RIGHT-OF-WAY MARGIN OF TRINITY LANE; THENCE, WITH SAID EXISTING NORTHERLY RIGHT-OF-WAY MARGIN AND A CURVE TO THE RIGHT HAVING A RADIUS OF 11434.16 FEET, A CENTRAL ANGLE OF 00°40'28.8", AND AN ARC LENGTH OF 134.64 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TOTAL RIGHT-OF-WAY CONTAINING 362 SQUARE FEET, OR 0.008 ACRES, MORE OR LESS.

TRACT 5 (MAP/PARCEL 070-08-0-232.00)

BEING IN THE 21ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A POINT IN THE EAST LINE OF THE MAGGIE BANKS LAND OF RECORD IN BOOK 1970, PAGE 390, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, 160 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LAND, WHICH FRONTS 210 FEET ON THE NORTH SIDE OF TRINITY LANE; THENCE NORTH ALONG SAID EAST LINE OF THE MAGGIE BANKS LAND 254 FEET TO A POINT, THE NORTHEAST CORNER OF SAID LAND; THENCE AT RIGHT ANGLES ALONG THE NORTH BOUNDARY LINE OF THE MAGGIE BANKS LAND 210 FEET TO A POINT IN THE WEST LINE OF SAID LAND, THE NORTHWEST CORNER; THENCE AT RIGHT ANGLES SOUTH ALONG THE WEST LINE OF THE MAGGIE BANKS LAND 264 FEET TO A POINT IN THE WEST LINE OF SAID LAND; THENCE AT RIGHT ANGLES EAST 50 FEET TO A POINT IN THE LINE OF THE MAGGIE BANKS LOT ON WHICH HER HOUSE IS LOCATED; THENCE AT RIGHT ANGLES NORTH 10 FEET TO A POINT IN SAID LINE; THENCE AT RIGHT ANGLES EAST 160 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to REI615, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 12/02/2016 from The Estate of Winifred Murphree of record in Instrument 201612130130549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to REI615, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 10/20/2017 from Venture Properties, a Tennessee General Partnership of record in Instrument 201710250109270, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to REI615, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 03/29/2018 from Charles Eugene Williams of record in Instrument 201804020029982, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to REI615, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 04/19/2018 from Cynthia Dent-Kennedy and Patricia Robertson of record in Instrument 201804230038090, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to REI615, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 04/19/2018 from Cynthia Dent-Kennedy and Patricia Robertson of record in Instrument 201804230038093, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to REI616, LLC, a Tennessee Limited Liability Company by Quit Claim Deed dated 08/07/2018 from REI615, LLC, a Tennessee Limited Liability Company of record in Instrument 201808210083031, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to REI615, LLC, a Tennessee Limited Liability Company by Quit Claim Deed dated 12/12/2018 from REI616, LLC, a Tennessee Limited Liability Company of record in Instrument 201812210124367, Register's Office for Davidson County, Tennessee.

This is five parcels of unimproved property located at West Trinity Lane, Nashville, TN.

EXHIBIT "B"

Permitted Exceptions

1. All matters as set forth per Plat Book 161, Page 145, Plat Book 332, Page 46, Register's Office for Davidson County, Tennessee.
2. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easement of record in Book 6369, Page 455, Register's Office for Davidson County, Tennessee.
3. TVA easement of record in Book 787, Page 86, Register's Office for Davidson County, Tennessee.
4. County of Davidson taxes for the year 2021 and subsequent years, a lien not yet ascertainable, due or payable.
5. All matters shown on that certain ALTA/NSPS Land Title Survey conducted by Joey C. Wilson II, Tennessee No. 2089, Wilson & Associates, P.C., 108 Beasley Drive, Franklin, TN 37064, dated July 10, 2020, last revised August 10, 2021, and designated as Project No. 20-01526.
6. Easement of record in Instrument 202107130094155, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 9/2/2021.

Jennifer D Stacy
Affiant
Date: 9/2/2021

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 2nd day of September, 2021

Notary Public

My Commission Expires: 1/6/2025

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY