WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21

(AFFIX SEAL)

LAUREN JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-17-2021

J-SB-OA-21-0

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)
NTN General Investments II, LLC	**New Owner**	
(NAME)	(NAME)	**105-01-0-307.00** **105-01-0-308.00** **105-01-0-309.00**
3240 N. Lake Shore Dr., #4B		
(ADDRESS)	(ADDRESS)	
Chicago, IL 60657		
(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 RENTAL PARTNERS GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NTN GENERAL INVESTMENTS II, 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, described as follows:

Tract I:

Being part of Lot No. 12, Samuel P. Ament Home Place, as of record in Book 57, Page 34, Register's Office of Davidson County, Tennessee, described as: Beginning at an iron pin in the westerly margin of 13th Avenue South; thence with the margin of said Avenue, North 18 degrees 45 minutes East, 6.23 feet to an existing iron pin in the beginning of a curve; thence around said curve with a radius of 15 feet in a northeasterly direction 20.85 feet to an iron pin in the Southernly margin of an alley; thence with the margin of said alley, South 81 degrees 36 minutes East, 124.42 feet to an iron pin at the beginning of a curve; thence with said curve having a radius of 15 feet, in a Southeasterly direction 25.79 feet to an iron pin in the Westerly margin of an alley 428; thence North 82 degrees 3 minutes West, 155.05 feet to the point of beginning.

Tract II:

Lot No. 11, on the plan of Samuel P. Ament Home Place, as of record in Book 57, Page 34, Register's Office of Davidson County, Tennessee. Said Lot No. 11 fronts 50 feet on the easterly side of 13th Avenue South, formerly Ament Street, and runs back between parallel lines 158 feet on the south line and 158-1/2 feet on the north line to an alley.

Being the same property conveyed to Nashville Rental Partners, GP, a Tennessee General Partnership by Special Warranty deed from Trustees of Kayne Avenue Baptist Church of record in Instrument No. 20191001-0100152 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 01, 2019.

Being also known as 0 and 1032 13th Ave S Nashville, Tennessee 37212."for information purposes only"

Tract III:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Samuel R. Ament Home Place, as shown on plat of record in Plat Book 57, Page 34, in the Register's Office of Davidson County, Tennessee, more particularly described as follows: Said Lot No. 6 fronts 52 feet on the east side of Ament Street and runs back to an alley on which it fronts 50 feet, the north line of said lot being 165 feet and the south line 166 feet.

Karen Johnson Davidson County
Batch# 713242 DEEDWARR
09/13/2021 10:14:40 AM 3 pgs
Fees: $18.00 Taxes: $12,395.00

20210913-0122041

and

Land in Davidson County, Tennessee, being Lot No. 7, 8, 9 and 10 on the Plan of Samuel R. Ament Home Place, as shown on plat of record in Plat Book 57, Page 34, in the Register's Office for Davidson County, Tennessee, more particularly described as follows: Said Lots Nos. 7, 8, 9 and 10 front 50 feet each on the easterly side of Ament Street and run back between parallel lines to an alley; Lot No. 10 being 158 feet deep on the north line and 162 feet-on the south line; Lot No. 9 being 162 feet on the north line and 163 feet on the south line; Lot No. 7 being 163 feet deep on the north line and 165 feet deep on the south line.

Being the same property conveyed to Nashville Rental Partners, GP, a Tennessee General Partnership by Warranty deed from Bradley D. Williams and Brian A. Courtney, a married couple of record in Instrument No. 20190627-0062686 Register's Office for Davidson County, Tennessee, dated June 25, 2019 and recorded on June 27, 2019.

Being also known as 1034 S 13th Ave S Nashville, Tennessee 37212.

Being the same property conveyed to Nashville Rental Partners, GP, a Tennessee General Partnership by Warranty deed from Bradley D. Williams and Brian A. Courtney, a married couple of record in Instrument No. 20190627-0062686 Register's Office for Davidson County, Tennessee, dated June 25, 2019 and recorded on June 27, 2019. (Value of consideration shown in aforementioned deed $2,400,000.00.) Being also known as 1034 S 13th Ave S Nashville, Tennessee 37212.

Being the same property conveyed to Nashville Rental Partners, GP, a Tennessee General Partnership by Special Warranty deed from Trustees of Kayne Avenue Baptist Church of record in Instrument No. 20191001-0100152 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 01, 2019. (Value of consideration shown in aforementioned deed $500,000.00.)

Being also known as 0 and 1032 13th Ave S Nashville, Tennessee 37212."for information purposes only"

This conveyance is subject to:

- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 34, 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: **0, 1032 & 1034 13th Ave S, Nashville, Tennessee 37212**.

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 31st DAY OF AUGUST, 2021.

Nashville Rental Partners GP, a Tennessee General Partnership

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for NASHVILLE RENTAL PARTNERS GP, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of NASHVILLE RENTAL PARTNERS GP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of August, 2021.

_____
Notary Public
My Commission Expires: 10.17.21
(SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

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