WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2024 (AFFIX SEAL)

JESSICA L. BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires 7/9/2024

O-KW-21-610-301

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)
APG Rentals, LLC, a Missouri Limited Liability Company	New Owners	
(NAME) **10182 Old Highway 60**	(NAME)	**092-07-0I-301.00-CO**
(ADDRESS) **Dudley, MO 63936**	(ADDRESS)	
(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, **JOHN M. MCDONALD, AS TRUSTEE OF THE ADAMS REAL ESTATE INVESTMENT TRUST, UNDER TRUST AGREEMENT DATED SEPTEMBER 10, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **APG RENTALS, LLC, A MISSOURI 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 No. 301, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483 and amended in Instrument Nos. 20190712-0068003, 20191007-0102697, and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to John M. McDonald, as trustee of the Adams Real Estate Investment Trust, under trust agreement dated September 10, 2019 by Warranty deed from The 1865 Condominiums, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191018-0106971 Register's Office for Davidson County, Tennessee, dated October 16, 2019 and recorded on October 18, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subdivision restrictions, building lines and easements of record in Instrument No. 20040929-0117201, 20160914-0096846, in the Register's Office of Davidson County, Tennessee.
- Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Master Deed and By-laws attached thereto, for The 1865 A Condominium, recorded at Instrument No. 20190314-0023483, and amended in Instrument Nos. 20190712-0068003, 20191007-0102697, and 20191010-0104084, in the Register's Office of Davidson County, Tennessee, including without limiting the generality of the foregoing the following: a. Lien of Assessments for common expenses, and limited common expenses. b. Easements for encroachments, if any, of the common elements or any unit, or of any unit upon any portions of the common elements or of any unit upon another unit, occasioned by the actual location of the common elements and/or units being different than shown by the plat.
- Easement(s) of record in Book 1755, Page 4 in the aforesaid Register's Office.
- Declaration of Covenants, Conditions and Restrictions and Covenants for Stormwater Facilities and Systems, of record at Instrument No. 20180228-0018696, in the aforesaid Register's Office.
- Charter of record in Instrument Number 20190314-0023482, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **610 21st Ave North #301, Nashville, Tennessee 37203**.

Karen Johnson Davidson County
Batch# 716372 **DEEDWARR**
09/15/2021 10:57:28 AM 2 pgs
Fees: $13.00 Taxes: $1,428.20

Warranty Deed

20210915-0123744

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 13 DAY OF SEPTEMBER, 2021.

John M. McDonald, as trustee of the Adams Real Estate Investment Trust, under trust agreement dated September 10, 2019

BY: _____
John M. McDonald
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN M. MCDONALD, 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 TRUSTEE of THE ADAMS REAL ESTATE INVESTMENT TRUST, UNDER TRUST AGREEMENT DATED SEPTEMBER 10, 2019, the within named TRUSTEE, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the TRUST as TRUSTEE.

Witness my hand and official seal, this the 13th of September, 2021.

Jessica L Bailey
Notary Public
My Commission Expires: 7/9/24
(SEAL)

JESSICA L. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 7/9/2024

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