WARRANTY DEED

Karen Johnson Davidson County
Batch# 746246 **DEEDWARR**
10/28/2021 03:08:23 PM 2 pgs
Fees: $13.00 Taxes: $2,508.60

20211028-0145124

J-SB-AK-21-556

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $678,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-22

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)
The Nelson Family Limited Partnership	New Owner	
(NAME)	(NAME)	**118-03-0B-002.00**
556 Rosedale Ave Unit 2		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **HBH, 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 **THE NELSON FAMILY LIMITED PARTNERSHIP,** 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 situated in Davidson County, Tennessee, being Unit 2, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 556 Rosedale, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200219-0018552, amended at 20200225-0021110 and 20200311-0027445 and amended in Instrument No. 20210610-0078544, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Benjamin Phillips and wife, Audrey Phillips by Warranty deed from Thomas Alsup of record in Instrument No. 20131002-0103408 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 2, 2013. (Value of consideration shown in aforementioned deed $250,000.00.)

Being the same property conveyed to Build Nashville, LLC by Warranty deed from Benjamin Phillips and wife, Audrey Phillips of record in Instrument No. 20190408-0031928 Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on April 8, 2019. (Value of consideration shown in aforementioned deed $450,000.00.)

Being the same property conveyed to Build Nashville DB2, LLC by Warranty deed from Build Nashville, LLC of record in Instrument No. 20190617-0058215 Register's Office for Davidson County, Tennessee, dated June 11, 2019 and recorded on June 17, 2019. (Value of consideration shown in aforementioned deed $447000.00.).

Being a portion of the same property conveyed to HBH, LLC, a Tennessee limited liability company by Warranty deed from Build Nashville DB2, LLC, a Tennessee limited liability company of record in Instrument No. 20200903-0100444 Register's Office for Davidson County, Tennessee, dated August 28, 2020 and recorded on September 03, 2020. (Value or consideration as shown in aforementioned deed $750,000.00.) Being also known as 556 Rosedale Ave Unit 2 Nashville, TN 37211.

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 1835, Page 11, amended at 20190802-0076733, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200219-0018552, amended at 2020225-021110 and 20200311-0027445 and amended in Instrument No. 20210610-0078544, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any,

based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

- Easement of record in Book 4251, Page 941, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **556 Rosedale Ave Unit 2, Nashville, Tennessee 37211**.

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 25th DAY OF OCTOBER, 2021.

HBH, LLC, a Tennessee limited liability company

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, 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 AGENT of HBH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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