Karen Johnson Davidson County
Batch# 761392 DEEDWARR
11/29/2021 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.10
20211129-0156731

WARRANTY DEED



File #21-1700-104-VR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $554,893.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/4/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LXP Investments LLC	**Same as New Owner**	
(NAME)	(NAME)	**104080U10400CO**
202 Jaydee Terrace		
(ADDRESS)	(ADDRESS)	
Georgetown, TX 78628		
(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, **MAGNOLIA PROPERTIES NASHVILLE, 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 **LXP INVESTMENTS LLC, A TEXAS 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. 104 on the Plan of Village Row Condominiums, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Village Row Condominiums, of record in Instrument No. 20211006-0134605,in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Magnolia Properties Nashville, LLC, a Tennessee limited liability company by Quit Claim deed from Donald A. Seitz, and wife Maureen Seitz of record in Instrument No. 20120720-0064023 Register's Office for Davidson County, Tennessee, dated July 20, 2012 and recorded on July 20, 2012.

This conveyance is subject to:
* Taxes for the year 2021 and subsequent years.
* Plan of record in Plat Book 5190, Page 44, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20211006-0134605, Register's Office for Davidson County, Tennessee.
* All matters of record in Book 5190, Page 44, in the Register's Office for Davidson County, Tennessee.
* Restriction in deed of record in Book 5356, Page 739, in the Register's Office for Davidson County, Tennessee.
* Restriction for University Center Urban Renewal Area of record in Book 4626, Page 719, amended in Book 10737, Page 558, in the Register's Office for Davidson County, Tennessee.
* Easement to Comcast of Nashville I, LLC of record in Instrument Number 20130726-0077479, in the Register's Office for Davidson County, Tennessee.
* Agreement and Grant of Appurtenant Easement of record in Instrument Number 20120531-0047214, in the Register's Office for Davidson County, Tennessee.

* Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record as Instrument Number 20120725-0065198, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1700 Belcourt Avenue, #104, Nashville, TN 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 19th day of November, 2021.

Magnolia Properties Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared LOY CARNEY, 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 AUTHORIZED AGENT of MAGNOLIA PROPERTIES NASHVILLE, LLC, the within named bargainor, a Tennessee limited liability company, and that such LOY CARNEY as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Tennessee limited liability company as AUTHORIZED AGENT.

Witness my hand and seal this 19th day of November, 2021.

_____
Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 19th day of November, 2021.

Affiant Signature
Date 11/19/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19th day of November, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

