WARRANTY DEED

Karen Johnson Davidson County
Batch# 769477 DEEDWARR
12/07/2021 03:28:31 PM 2 pgs
Fees: $13.00 Taxes: $2,419.80

20211207-0162348

MJ-SB-HS-21-738-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $654,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/9/24 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Douglas Avenue Unit 1, LLC	**NEW OWNER**	
(NAME)	(NAME)	
34 Virginia Lane	**New Owner**	**071-16-0H-001.00-CO**
(ADDRESS)	(ADDRESS)	
Canonsburg, VA 15317		
(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, **PDG FSP DOUGLAS, 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 **DOUGLAS AVENUE UNIT 1, LLC,** 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 1 of Highland Station at Cleveland Park, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restriction for Highland Station at Cleveland Park, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20201112-0133202, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to PDG FSP Douglas, LLC, a Tennessee Limited Liability Company by Warranty deed from Pierce Development Group, LLC, a Tennessee Limited Company of record in Instrument No. 20200710-0075839 Register's Office for Davidson County, Tennessee, dated July 08, 2020 and recorded on July 10, 2020.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 421, Page 12, 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 20201112-0133202, Register's Office for Davidson County, Tennessee.
- Charter of Highland Station at Cleveland Park Homeowners' Association, Inc. of record in Instrument Number 20201130-0139028, in the Register's Office for Davidson County, Tennessee.
- Stormwater Facilities and Systems of record in Instrument Number 20210104-0000558, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 8217, Page 347, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20201110-0132555 and 20201110-0132558, 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 **improved** property known as: **738 Douglas Avenue Unit 1, Nashville, Tennessee 37207**.

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 ____ DAY OF DECEMBER, 2021.

PDG FSP Douglas, LLC, a Tennessee Limited Liability Company

BY:_____
Paul Hinman
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, 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 PDG FSP DOUGLAS, 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 3rd of December, 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