WARRANTY DEED

Karen Johnson Davidson County
Batch# 781817 DEEDWARR
12/30/2021 11:02:36 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20211230-0171767

B-SH-21-2809-204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

[redacted]:

Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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)
Taylor Loop	NEW OWNER	
(NAME)	(NAME)	
2809 Delaware Avenue #204		**092-10-0K-204.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **UP PARTNERSHIP, GP**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLOR LOOP,** 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 204 of The View at City Heights, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190111-0003122, amended in Instrument No. 20190114-0003775, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to E3 Construction Services LLC, a Tennessee limited liability company by Warranty deed from Build Nashville LLC, a Tennessee limited liability company of record in Instrument No. 20180627-0061712 Register's Office for Davidson County, Tennessee, dated June 20, 2018 and recorded on June 27, 2018.

Being a portion of the same property conveyed to E3 Construction Services LLC, a Tennessee limited liability company by Quitclaim deed from E3 Construction Services LLC, a Tennessee limited liability company of record in Instrument No. 20181129-0116636 Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on November 29, 2018.

Being the same property conveyed to UP Partnership GP by Warranty deed from E3 Construction Services LLC, a Tennessee limited liability company of record in Instrument No. 20200129-0010782 Register's Office for Davidson County, Tennessee, dated January 28, 2020 and recorded on January 29, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190111-0003122, as amended in Instrument No. 20190114-0003775, Register's Office for Davidson County, Tennessee.
- Charter of The View at City Heights Homeowners Association, Inc of record in Instrument Number 20190408-0031387, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20190128-0008094 and Instrument No. 20190128-0008096, in the Register's Office for Davidson County, Tennessee.
- Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190222-0016411, 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: **2809 Delaware Avenue #204, Nashville, Tennessee 37209**.

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 23rd DAY OF DECEMBER, 2021.

UP Partnership, GP

BY: _____

John H. Eldridge, III
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. ELDRIDGE, III, signing for UP PARTNERSHIP, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the GENERAL PARTNER of UP PARTNERSHIP, GP, 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 23rd of December, 2021.

_____
Notary Public
My Commission Expires: 1/3/2022
(SEAL)



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