This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 788690 DEEDWARRSP
01/12/2022 12:28:57 PM 3 pgs
Fees: $18.00 Taxes: $555.00



20220112-0004335

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Hunter Investment Properties, LLC		
900 Lischey Avenue	New Owner	071-16-0A-008.00-CO
Nashville, Tennessee 37207		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Invent Communities, Inc., a Tennessee corporation** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Hunter Investment Properties, LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of The Flats at Highland Heights, of record in Declaration of Covenants, Conditions and Restrictions for The Flats at Highland Heights, a Horizontal Regime with Private Elements, in Instrument No. 20150203-0010060, as amended in Instrument No. 20150609-0054331, and Second Amendment in Instrument No. 20151117-0116729, said plan being shown on Exhibit B to said amendment, 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 D223, LLC, a Tennessee limited liability company by Special Warranty deed from D220, LLC, a Tennessee limited liability company, D222, LLC, a Tennessee limited liability company, and D223, LLC, a Tennessee limited liability company of record in Instrument No. 20140723-0065568 Register's Office for Davidson County, Tennessee, dated July 23, 2014 and recorded on July 23, 2014.

Being the same property conveyed to Invent Communities, Inc., a Tennessee corporation by Quitclaim Deed from D223, LLC, a Tennessee limited liability company of record in Instrument No. 20170503-0043613 Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on May 03, 2017.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) UNIMPROVED property known as **737 Douglas Avenue, 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, and Grantee's successors and assigns forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this ___ day of January, 2022.

Invent Communities, Inc., a Tennessee corporation

BY: _____
James Pfeffer, President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Pfeffer, President and authorized signer of Invent Communities, Inc., the within named bargainor, a Tennessee corporation, and that he as such President and authorized signer, executed the foregoing instrument for the purposes therein contained, by signing the name of Invent Communities, Inc., by himself as President of Invent Communities, Inc.

Witness my hand and official seal in office this 10 day of January, 2022.

My Commission expires: Nov 3 2025

_____
Notary Public

HANNAH GIBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

_____
Affiant

Subscribed and sworn to before me this 10 day of January, 2022.

My commission expires: 3/28/22

_____
Notary Public

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

1. All taxes and assessments required to be paid in the year 2021 and subsequent years, a lien due and payable.

   If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 51, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Flats at Highland Heights Master, with By-Laws appended thereto, of record in Instrument Number 20150203-0010059, 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

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Flats at Highland Heights, with By-Laws appended thereto, of record in Instrument Number 20150203-0010060, and amended in Instrument Number 20150609-0054331, and in Instrument Number 20151117-0116729, 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

5. Subject to all matters shown on the Plan attached as Exhibit "B" to the amendment to the Declaration of Covenants, Conditions and Restrictions for The Flats at Highland Heights, a Horizontal Regime with Private Elements, in Instrument No. 20150203-0010060, as amended in Instrument No. 20150609-0054331, Register's Office of Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140604-0048336, in the Register's Office for Davidson County, Tennessee.

7. Easement for Public Utility of record in Instrument Number 20140804-0069400, in the Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way of record in Instrument Number 20140904-0081014, in the Register's Office for Davidson County, Tennessee.

9. Easements of record in Book 8469, Page 11, 14, and 17, in the Register's Office for Davidson County, Tennessee.

10. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

11. Subject to rights of others in and to the common areas and/or elements.

12. Rights of tenants, as tenants only, under recorded or unrecorded leases.