WARRANTY DEED

Karen Johnson Davidson County
Batch# 842140 DEEDWARR
04/19/2022 01:16:07 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20220419-0045078

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-HBT-22-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

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)
Dwell Nash, LLC	**New Owner**	
(NAME)	(NAME)	**06900024300**
2316 Carter Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **BORDEAUX VENTURES 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 **DWELL NASH, LLC, A TENNESSEE 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 Lot No. 3, on the Final Plat of Richards Farms Lots 1-11, as of record in Instrument No. 20210309-0030935, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Bordeaux Ventures, LLC by Quitclaim Deed from Wildflower Partners, LLC as of record in Instrument No. 20220110-0002817, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2022, a lien, not yet due and payable, but not delinquent.
- Application for Greenbelt Assessment of record in Instrument Number 20200429-0044765, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 185, Page 240, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement of record in Book 5971, Page 522, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6032, Page 603, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8510, Page 820 and 823, in the Register's Office for Davidson County, Tennessee.
- Agreed Final Order of record in Book 8549, Page 535, in the Register's Office for Davidson County, Tennessee.
- Judgment on Declaration of record in Book 2155, Page 311, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument No. 20210309-0030935, Register's Office for Davidson County, Tennessee.
- Right of Way Agreement of record in Book 2549, Page 515, in the Register's Office for Davidson County, Tennessee.
- Easements in favor of The Tennessee Electric Power Company of record in Book 787, Page 44 and Book 787, Page 78, in the Register's Office for Davidson County, Tennessee.
- Easement Rights of record in Book 1136, Page 1, in the Register's Office for Davidson County, Tennessee.
- Easement rights of record in Book 5, Page 123, in the Register's Office for Davidson County, Tennessee.
- Subject to an Easement for a Water Main and terms regarding well rights of record in Book 4084, Page 814, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement Transmission of record in Instrument Number 20120914-0083701, in the Register's

Office for Davidson County, Tennessee.
- Orders of Possession of record in Instrument Number 201806180058580 and Instrument No. 20180618-0058579, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20200218-0018035 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1523 E Stewarts Ln (Lot 3), Nashville, Tennessee 37218**.

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 13th DAY OF APRIL, 2022.

Bordeaux Ventures LLC

BY: _____
Garrett Bjork
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARRETT BJORK, 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 BORDEAUX VENTURES LLC 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 13th of April, 2022.

_____
Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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