THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340223**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,181,514.31 Affiant Subscribed and sworn to before me, this 21st day of April, 2022. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner: SR Properties, LLC and 2050 Bentley, LLC 1500 Fleetwood Drive Franklin, TN 37064	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 08 1A 002.00. 118 06 0O 001.00 118 06 0O 002.00 105 14 0L 001.00 105 14 0L 002.00 105 14 0M 001.00 105 14 0M 002.00

Karen Johnson Davidson County
Batch# 844221 DEEDWARR
04/22/2022 11:52:10 AM 3 pgs
Fees: $18.00 Taxes: $11,771.60
20220422-0046806

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SR Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SR Properties, LLC, a Tennessee limited liability company as to an undivided 50% interest and 2050 Bentley LLC, a California limited liability company as to an undivided 50% interest as tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

TRACT 1: 106 WOODMONT CIRCLE:
A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. 106 of Woodmont Circle Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Woodmont Circle Homes, a Horizontal Property Regime, of record in Instrument Number 20150622-0059728, as amended in Instrument Numbers 20160401-0031237 and 20160421-0038660, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B", of Amendment to said Declaration in Instrument Number 20160421-0038860, together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to SR Properties, LLC a Tennessee limited liability company, by Warranty Deed from Andrew L. Saul, married, of record in Instrument No. 20150603-0051737, in the Register's Office for Davidson County, Tennessee, dated June 1, 2015 and recorded on June 3, 2015.

TRACT 2: 906A GALE LANE:
A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. 1 of 906 Gale Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 906 Gale Cottages, a Horizontal Property Regime, of record in Instrument Number 20150805-0077869, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B", of Amendment to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to SR Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Jose Omar Leyva and David Fernandez, both unmarried, of record in Instrument No. 20150707-0065517, in the Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on July 7, 2015.

TRACT 3: 906B GALE LANE:

A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. 2 of 906 Gale Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 906 Gale Cottages, a Horizontal Property Regime, of record in Instrument Number 20150805-0077869, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B", of Amendment to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to SR Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Jose Omar Leyva and David Fernandez, both unmarried, of record in Instrument No. 20150707-0065517, in the Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on July 7, 2015.

TRACT 4: 2301A KNOWLES AVE.
A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. A of 2301 Knowles Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2301 Knowles Homes, a Horizontal Property Regime, of record in Instrument Number 20150622-0059729, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B", of Amendment to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to SR Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Ronald E. Bowers and Mattie Bowers, husband and wife, of record in Instrument No. 20150610-0054639, in the Register's Office for Davidson County, Tennessee, dated June 5, 2015 and recorded on June 10, 2015.

TRACT 5: 2301B KNOWLES AVE.
A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. B of 2301 Knowles Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2301 Knowles Homes, a Horizontal Property Regime, of record in Instrument Number 20150622-0059729, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B", of Amendment to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to SR Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Ronald E. Bowers and Mattie Bowers, husband and wife, of record in Instrument No. 20150610-0054639, in the Register's Office for Davidson County, Tennessee, dated June 5, 2015 and recorded on June 10, 2015.

TRACT 6: 2303A KNOWLES AVE.
A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. A of 2303 Knowles Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2303 Knowles Homes, a Horizontal Property Regime, of record in Instrument Number 20150911-0092625, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B", of Amendment to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to SR Properties, LLC, by Warranty Deed from Marc Powell, unmarried, of record in Instrument No. 20150911-0092624, in the Register's Office for Davidson County, Tennessee, dated September 11, 2015 and recorded on September 11, 2015.

TRACT 7: 2303B KNOWLES AVE.
A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. B of 2303 Knowles Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2303 Knowles Homes, a Horizontal Property Regime, of record in Instrument Number 20150911-0092625, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B", of Amendment to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to SR Properties, LLC, by Warranty Deed from Marc Powell, unmarried, of record in Instrument No. 20150911-0092624, in the Register's Office for Davidson County, Tennessee, dated September 11, 2015 and recorded on September 11, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be

amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kenner-Manor Land Co., as recorded in Plat Book 421, Page(s) 100 (as to TRACT 1).

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1, Battlefields Estates, as recorded in Plat Book 843, Pages 96 & 97 (as to TRACTS 2 & 3).

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Joseph Knowles' Subdivision of Block "D" in C. D. Elliott's Plan, as recorded in Plat Book 332, Page 48 (as to TRACTS 4, 5, 6 & 7).

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150622-0059728, as amended in Instrument Nos. 20160401-0031237 and 20160421-0038660 (as to TRACT 1).

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 50150805-0077869 (as to TRACTS 2 & 3).

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150622-0059729 (as to TRACTS 4 & 5).

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150911-0092625 (as to TRACTS 6 & 7).

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20151201-0120820 (as to TRACT 3).

Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances as set forth in instrument recorded in Instrument No. 20151217-0126934 (as to TRACT 1).

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 7763, Page 671 (as to TRACTS 6 & 7).

This is improved property located at 106 Woodmont Circle, 2301A and 2301B Knowles Avenue, 2303A and 2303B Knowles Avenue 906A and 906B Gale Avenue Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of April, 2022.

SR Properties, LLC, a Tennessee limited liability company

Doug Revere

BY: Doug Revere, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Doug Revere**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is **Chief Manager** of **SR Properties, LLC, a Tennessee limited liability company**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 21 day of April, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022