WARRANTY DEED

Karen Johnson Davidson County
Batch# 873283 DEEDWARR
06/16/2022 03:43:30 PM 4 pgs
Fees: $23.00 Taxes: $7,400.00
20220616-0069240

File No. RL-22-1974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2024

THIS INSTRUMENT WAS PREPARED BY
Garside & Hunter, PLLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ermac Drive Development II, LLC	New Owner	
(NAME)	(NAME)	107-00-0-187.00
2135 Dana Avenue, Suite 200		
(ADDRESS)	(ADDRESS)	
Cincinnati, Ohio 45207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RHYTHM DEVELOPMENT, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERMAC DRIVE DEVELOPMENT II, LLC, AN OHIO LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 4 on the Plan of (Consolidation) Century City Resubdivision of Lot 2 of record in Plat at Instrument No. 20180716-0068994, 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 H.H. Heritage Inn of Nashville, LLC by Warranty deed from 16 Century Partners, LLC of record in Instrument No. 20170117-0004571 Register's Office for Davidson County, Tennessee, dated January 11, 2017 and recorded on January 17, 2017.

Further being the same property conveyed to Rhythm Development, GP, a Tennessee general partnership, by Warranty Deed from H.H. Heritage Inn of Nashville, LLC, a Nevada limited liability company, of record Instrument No. 20220615-0068294, Register's Office for Davidson County, Tennessee, dated June 13, 2022 and recorded on June 15, 2022.

Grantor conveys the land to Grantee subject to the following deed restriction: The land shall not be used for hotel use; provided, however, the foregoing restriction shall not restrict any future residential properties from renting their residence in any way. This restriction shall run with the land and be binding upon Grantee and Grantee's successors, successors in title, heirs and assigns.

This is property more commonly known as: **713 Ermac Drive, Nashville, TN 37214.**

THIS CONVEYANCE IS MADE SUBJECT TO the items set forth in Exhibit A, attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, except for those matters shown on Exhibit A; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever (other than matters set forth on Exhibit A). 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 this 14th day of June, 2022.

RHYTHM DEVELOPMENT, GP,
A TENNESSEE PARTNERSHIP

By: _____
Ryan Lux, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this day, before me, personally appeared **Ryan Lux**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Rhythm Development, GP, the within named bargainor, a Tennessee general partnership, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Rhythm Development, GP, as Authorized Agent.

Witness my hand, at office, this 14th day of June, 2022.

_____
Notary Signature
My commission expires:

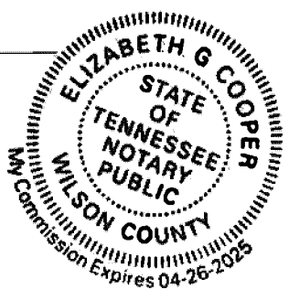


EXHIBIT A
PERMITTED EXCEPTIONS

1. Taxes for the year 2022 and subsequent years which are a lien but are not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 2663, Page 127; Plat Book 9700, pages 572 and 573; Plat Book 11190, page 16; Instrument No. 20180716-0068994 Exhibit "A" on Quitclaim Deed 20091113-0104649, Register's Office for Davidson County, Tennessee, as affected by that certain Termination of Cross Access Easement, of record in Instrument No. 20220615-0068293.

3. Covenants, Conditions and Restrictions of record in Book 6504, Page 723 amended at Book 8048, page 30, Register's Office for Davidson County, Tennessee.

4. Charter of record in Book 8521, Page 814, in the Register's Office for Davidson County, Tennessee.

5. Exchange Plant Permit of record in Book 2909, Page 241, in the Register's Office for Davidson County, Tennessee.

6. Release of Access Restrictions of record in Book 8657, Page 385 and Book 8657, page 365, in the Register's Office for Davidson County, Tennessee.

7. Declaration of easements of record in Instrument Number 20110214-0012596, in the Register's Office for Davidson County, Tennessee.

8. Matters shown on that certain ALTA/NSPS Land Title Survey by James M. Overfelt RLS No. 1634; dated June 6, 2022; and designated as Job No. 3645101:

    a. Drainage and utilities plan for Lot 2 of re-subdivision of Century City West dated June 25, 1998, supplied by Metro.
    b. Sidewalk from Lot 2 crosses boundary onto the subject property.
    c. Rights of public and quasi-public utilities in and to facilities lying within the property lines without the benefit of recorded easements.

9. Easement, Maintenance and Indemnity Agreement of record in Instrument No. 20220615-0068292, in the Register's Office for Davidson County, Tennessee.

10. All applicable governmental and zoning regulations.

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/14/22.

Date

Affiant Signature

6/14/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of June, 2022.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)