WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $791,802.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2022.

Notary Public

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

MY COMMISSION EXPIRES:

B-SH-22-2131-7

Karen Johnson Davidson County
Batch# 923848 DEEDWARR
09/30/2022 11:23:24 AM 2 pgs
Fees: $13.00 Taxes: $2,929.67

20220930-0108085

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)
James Brad Raines and Ginger M. Raines	**CapStar Bank**	
(NAME) **9123 Brooks Xing**	(NAME) **2002 Richard Jones Road, Suite A300**	**070-09-3F-007.00-CO**
(ADDRESS) **Mount Juliet, TN 37122**	(ADDRESS) **Nashville, TN 37215**	
(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, **E3 VISTAS AT NORTH POINT 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 **JAMES B RAINES AND GINGER M. RAINES, HUSBAND AND WIFE,** 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 situated in Davidson County, Tennessee, being Unit 7, as established in Declaration of Covenants, Conditions and Restrictions for Vista at North Pointe, a Horizontal Property Regime with Private Elements of record at Instrument No. 20220328-0035296, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Vista at North Pointe, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220328-0035296, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to Pate Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from B & G, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181113-0111899, Register's Office for Davidson County, Tennessee, dated November 09, 2018 and recorded on November 13, 2018.

Being a portion of the same property conveyed to Cream City Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Pate Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200504-0046484 Register's Office for Davidson County, Tennessee, dated May 01, 2020 and recorded on May 04, 2020.

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Warranty deed from Cream City Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200504-0046488 Register's Office for Davidson County, Tennessee, dated May 01, 2020 and recorded on May 04, 2020.

Being a portion of the same property conveyed to E3 Vistas at North Point LLC, a Tennessee limited liability company by Quitclaim deed from E3 Construction Services LLC, a Tennessee limited liability company of record in Instrument No. 2021120-10158642 Register's Office for Davidson County, Tennessee, dated November 29, 2021 and recorded on December 01, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20220324-0034349, Register's Office for Davidson County, Tennessee.

- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Vista at North Pointe of record in Instrument Number 20220328-0035296, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Vista at North Pointe of record in Instrument Number 20220328-0035296, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210512-0063892, in the Register's Office for Davidson County, Tennessee.
- Utility Easement and Maintenance Agreement of record in Instrument Number 20200504-0046485, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 3956, Page 927, 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: **2135 Goodrich Ave, 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 23rd DAY OF SEPTEMBER, 2022.

E3 Vistas at North Point LLC, a Tennessee limited liability company

BY: _____
John H. Eldridge, III
Manager

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, 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 MANAGER of E3 VISTAS AT NORTH POINT LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of September, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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