BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 943746 DEEDWARR
11/22/2022 10:01:22 AM 4 pgs
Fees: $23.00 Taxes: $12,025.00

20221122-0123569

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$3,250,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 18TH DAY OF NOVEMBER, 2022.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/27/2025

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 22225 - RS

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Creative REI, LLC 1900 Church Street, Suite 402 Nashville, TN 37203	New Owner	Map 103-09-0 Parcel 05300 (As to 819 Kendall Drive) Map 092-13-0 Parcel 16800 (As to 3520 Elkins Avenue) Map 103-03-0 Parcel 15700 (As to 4808 Wyoming Avenue) Map 103-03-0 Parcel 08100 (As to 5202 Wyoming Avenue) Map 118-06-0 Parcel 03100 (As to 900 Gale Lane)

For and in consideration of the sum of Three Million Two Hundred Fifty Thousand And 0/100 ($3,250,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

R MANUEL RENTALS, a Tennessee general partnership

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

CREATIVE REI, LLC

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

819 Kendall Drive:

LAND in Davidson County, Tennessee, being Lot No. 52-A and the southerly 5 feet of Lot No. 52, on the Plan of Section 4, Brookside Courts, Addition 4, of record in Book 2083, Page 59, and amended in Book 2271, Page 118, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description

thereof. Said Lot No. 52-A and the southerly 5 feet of Lot No. 52 adjoin and front together 105 feet on the westerly side of Kendall Drive and run back 132.3 feet on the southerly line and 137 feet more or less on the northerly line to a dead line measuring 103.6 feet thereon.

BEING the same property conveyed to R. Manuel Rentals by Quitclaim Deed from Manuel B. Russ and Marissa Russ, husband and wife, dated November 2, 2022, recorded November 2, 2022 as Instrument No. 20221102-0118486, Register's Office of Davidson County, Tennessee; ALSO, being the same property conveyed to Manuel B. Russ, a married man, by Warranty Deed from Dennis Mueller, unmarried, dated November 20, 2014, recorded November 24, 2014 as Instrument No. 20141124-0107747, Register's Office of Davidson County, Tennessee.

3520 Elkins Avenue:

LAND in Davidson County, Tennessee, being all of Lot No. 1 1 of Block 17 on the Map of Charlotte Park Company's 2nd Addition to Nashville as shown on survey and plat of same appearing of record in Book 57, Pages 160 and 161, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot. Said lot fronts 50.0 feet on the northerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to R. Manuel Rentals by Quitclaim Deed from Manuel B. Russ and Marissa Russ, husband and wife, dated November 2, 2022, recorded November 2, 2022, as Instrument No. 20221102-0118488, Register's Office of Davidson County, Tennessee; ALSO, being the same property conveyed to Manuel B. Russ and Marissa Russ, husband and wife, by Special Warranty Deed from Fannie Mae AKA Federal National Mortgage Association, dated May 2, 2012, recorded June 8, 2012, as Instrument No. 20120608-0050416, Register's Office of Davidson County, Tennessee.

4808 Wyoming Avenue:

LAND in Davidson County, Tennessee, being Lot No. 709 on the plan of BLOCK "34," CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, as shown by plat of record in Book 57, Page 103, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to R. Manuel Rentals by Quitclaim Deed from Marissa M. Russ and Manuel Benjamin Russ, wife and husband, dated November 2, 2022, recorded November 2, 2022 as Instrument No. 20221102-0118485, Register's Office of Davidson County, Tennessee; ALSO, being the same property conveyed to Marissa M. Russ and Manuel Benjamin Russ, wife and husband, by Warranty Deed from Robert Stephen Gainer and Karen Gainer, as Co-Trustees of The Gainer Family Trust, U/A dated April 30, 2008, dated October 6, 2011, recorded October 13, 2011, as Instrument No. 20111013-0079753, Register's Office of Davidson County, Tennessee.

5202 Wyoming Avenue:

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of Dickens Subdivision, as of record in Book 3300, Page 24, Register's Office of Davidson County, Tennessee. Said Lot No. 3 fronts 50 feet on the Northerly side of Wyoming Avenue and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to R. Manuel Rentals by Quitclaim Deed from Ryan Moses and Katherine Moses, dated November 2, 2022, recorded November 2, 2022 as Instrument No. 20221102-0118484, Register's Office of Davidson County, Tennessee; ALSO, being the same property conveyed to Ryan Moses and Katherine Moses by Special Warranty Deed from Federal National Mortgage Association, dated July 19, 2011, recorded July 21, 2011, as Instrument No. 20110721-0056067, Register's Office of Davidson County, Tennessee.

900 Gale Lane:

LAND in Davidson County, Tennessee, being Lot No. 76-B on the Plan of Battlefields Estates, Section 1, of record in Book 843, page 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said Lot No. 76-B fronts 90 feet on the northerly side of Gale Avenue or Lane and runs back between lines, 147.6 feet on the westerly line and 188.3 feet on the easterly line, along the westerly margin of Vaulx Lane, Formerly James Avenue, to a dead line in the rear measuring 80 feet thereon.

BEING the same property conveyed to R. Manuel Rentals by Quitclaim Deed from Manuel B. Russ and Marissa Russ, husband and wife, dated November 2, 2022, recorded November 2, 2022, as Instrument No. 202211-020118487, Register's Office of Davidson County, Tennessee; ALSO, being the same property conveyed to Manuel B. Russ, an unmarried person, by Warranty Deed from Henry A. Watkins, Jr. and wife, Sherrill M. Watkins, dated January 6, 2005, recorded January 10, 2005, as Instrument No. 20050110-0003688, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 819 Kendall Drive, Nashville, TN 37209; 3520 Elkins Avenue, Nashville, TN 37209; 4808 Wyoming Avenue, Nashville, TN 37209; 5202 Wyoming Avenue, Nashville, TN 37209; 900 Gale Lane, Nashville, TN 37204.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR R MANUEL RENTALS to CREATIVE REI, LLC FOR THE TRANSFER OF PROPERTY LOCATED AT 819 KENDALL DR., NASHVILLE, TN 37209; 3520 ELKINS AVENUE, NASHVILLE, TN 37209; 4808 WYOMING AVENUE, NASHVILLE, TN 37209; 5202 WYOMING AVENUE, NASHVILLE, TN 37209; 900 GALE LANE, NASHVILLE, TN 37204.]

Witness our/my hand on the 18th day of November, 2022.

R Manuel Rentals, a Tennessee general partnership

BY: _____
Ryan M. Moses
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Ryan M. Moses, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Partner of R Manuel Rentals, a Tennessee general partnership, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of R Manuel Rentals, a Tennessee general partnership, by himself as Partner.

Witness my hand and official seal this 18th day of November, 2022.

_____
Notary Public
My Commission Expires: _____

