# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1050730 DEEDWARR
09/15/2023 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $3,529.80
20230915-0072721

DM-BR-23-700-305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $954,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 06-21-2024

(AFFIX SEAL)

REBECCA DARCY MOORE
Notary Public, Georgia
DeKalb County
My Commission Expires
June 21, 2024

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) |
|---|---|---|
| 2332 Caballo Ranchero Dr, LLC | New Owner | |
| (NAME) 1113 Murfreesboro Rd Ste 106 | (NAME) | 082 14 0C 305.00 |
| (ADDRESS) Franklin TN 37064 | (ADDRESS) | |
| (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, **RUSTIC LUXURY HOLDINGS, LLC, A DOMESTIC LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2332 CABALLO RANCHERO DR, LLC, A CALIFORNIA 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:

A certain condominium located in Davidson County, Tennessee, being Unit 305 of Eve, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Eve, a Condominium of record in Instrument Number 20200928-0111243, as corrected by Scrivener's Affidavit of record in Instrument No. 20201027-0124272, as amended in Instrument Number 20210614-0079782, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed.

Together with the special rights to use the limited common elements as set out in Instrument Number 20200928-0111243 of the Declaration of Condominium for Eve, A Condominium and certain parking space number 21.

Being the same property conveyed to Rustic Luxury Holdings, LLC, a Domestic Limited Liability Company, by Warranty Deed from Oli Property, L.P., a Tennessee limited partnership, of record in Instrument No. 20210917-0125318, in the Register's Office of Davidson County, Tennessee, dated September 03, 2021 and recorded on September 17, 2021 (Value or consideration shown in aforementioned deed $689,900.00).

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200928- 0111243 as corrected by Scrivener's Affidavit of record in Instrument No. 20201027-0124272 as being amended in Instrument No. 20210614-0079782.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171218-0128663.
- Easement for Flowage, recorded in Book 2247, Page 109.
- Easement recorded in Book 2337, Page 283.
- Title to that portion of the land lying below the ordinary low water mark of Cumberland River.
- Easement for the flow of the waters of Cumberland River, and the rights of the public therein.
- Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.
- Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Cumberland River.

- Any and all existing easements and restrictions as shown of record not stated herein

This is Improved property known as: **700 1st Ave #305, Nashville, Tennessee 37201**.

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 14th DAY OF SEPTEMBER, 2023.

Rustic Luxury Holdings, LLC

BY: _____
Kevin E. Broyles
Authorized Member

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN E. BROYLES, 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 MEMBER of RUSTIC LUXURY HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of September, 2023.

_____
Notary Public
My Commission Expires: 06-21-2024
(SEAL)

REBECCA DARCY MOORE
Notary Public, Georgia
Dekalb County
My Commission Expires
June 21, 2024

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

**Tennessee Certification of Electronic Document**

I, Keith H. Solomon, 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 09/14/2023 (date of document).

Affiant Signature

09/14/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023