Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1167330
08/12/2024 10:50:39 AM
Fees: $13.00 Taxes: $5,476.00

Davidson County
DEEDWARR
2 pgs

20240812-0060350

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240748318

STATE OF TENNESS
COUNTY OF DAVID

The actual consideration or value, whichever is greater, for this transfer is: $1,480,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of August, 2024.

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stonesfair South, LLC 533 Airport Blvd., Ste 505 Burlingame, CA 94010	New Owner	Tax Parcel ID No. 116 12 1B 001.00 CO

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, **3708 Auburn Lane LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stonesfair South, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes of 3708 Auburn Lane, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230227-0013560, 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 Boulevard Nashville, LLC, a Tennessee limited liability company, as to a 50% interest and Wayzata Investments, LLC, a Delaware limited liability company, as to a 50% interest by Warranty Deed from Sharon Sue Thompson and Randall Lynn Thompson, Jr., individually and as Executor of The Estate of Randall Lynn Thompson, Sr. of record in Instrument No. 20221011-0111200 Register's Office for Davidson County, Tennessee, dated October 6, 2022 and recorded on October 11, 2022.

Being a portion of the same property conveyed to 3708 Auburn Lane, LLC, a Tennessee limited liability company by Quitclaim Deed from Boulevard Nashville, LLC, a Tennessee limited liability company, as to a 50% interest and Wayzata Investments, LLC, a Delaware limited liability company, as to a 50% interest of record in Instrument No. 20230227-0013559 Register's Office for Davidson County, Tennessee, dated February 21, 2023 and recorded on February 27, 2023.

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.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4885, Page 46, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230227-0013560, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20230705-0051312, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3706 Auburn Lane Nashville TN 37215

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 7th day of August, 2024.

3708 Auburn Lane, LLC

BY: _____
Clayton B. Tate, Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clayton B. Tate, with whom I am personally acquainted, and who upon oath acknowledged himself to be a Manager of 3708 Auburn Lane, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Manager.

Witness my hand, at office, this 7th day of August, 2024.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28. 2026