Prepared by: Matthew J. Ellis, Attorney, BATSON NOLAN PLC, 121 South Third Street, Clarksville, TN 37040

227 2ND AVENUE N LLC, A TENNESSEE LIMITED LIABILITY COMPANY

TO: *WARRANTY DEED*

COLIN R. STEWART AND GRACE R. STEWART, AS TRUSTEES OF THE STEWART FAMILY TRUST, UNDER AGREEMENT DATED DECEMBER 3, 2003

THIS DEED OF REALTY, executed as of the 17th day of November, 2017, by Grantor, 227 2ND AVENUE N, LLC, a Tennessee Limited Liability Company, (whose Articles of Organization are of record in Instrument No. 20160119-0004945, Register's Office for Davidson County, Tennessee), to Grantee, COLIN R. STEWART AND GRACE R. STEWART, AS TRUSTEES OF THE STEWART FAMILY TRUST, UNDER AGREEMENT DATED DECEMBER 3, 2003,

Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to them/it, and to their/its successors and/or assigns forever, in fee simple, certain realty situated in Davidson County Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Unit No. 201, together with the appurtenant interest in the common elements of 227 2nd Avenue, A Condominium, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20171030-0110960, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Declaration.
>
> BEING a portion of the same property conveyed to 227 2nd Ave N LLC, a Tennessee limited liability company, by Special Warranty Deed from Scott Chambers dated January 15, 2016 and recorded January 19, 2016 at 11:06 AM of record in Instrument No. 20160119-0004946, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that it is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (1) 2017 taxes which have been prorated and are assumed by Grantee, (2) will forever warrant and defend the title unto Grantee and to their/its successors and/or assigns against all lawful claims; subject, however, to all matters shown on plan of record in Book 21, Page 109; and to the Declaration of Covenants, Conditions and Restrictions for 227 2nd Avenue, a Condominium, to include Base Assessments, Special Assessments and Easements of record in Instrument No. 20171030-0110960; and to Encroachment Agreement of record in Book 6813, Page 413, in the Register's Office for Davidson County, Tennessee, if any; and (3) will give possession of said property with deed.

Bill Garrett Davidson County
Batch# 28120 DEEDWARR
11/20/2017 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20171120-0118806

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

227 2ND AVENUE N, LLC
a Tennessee Limited Liability Company

by: _____
Jennifer Willoughby, Managing Member

by: _____
Joseph Willoughby, Member

STATE OF TENNESSEE :
COUNTY OF MONTGOMERY :

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jennifer Willoughby and Joseph Willoughby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Managing Member / Member, respectively of 227 2nd Avenue N, LLC, the within named bargainor, a Tennessee limited liability company, and that as Managing Member / Member, respectively, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member / Member.

Witness my hand and seal at office on this 17th day of November, 2017.

MATTHEW J. ELLIS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

_____
Notary Public
My Commission Expires: 11/17/20

Property Owner Name and Mailing Address / Person Responsible for Payment of Taxes:

COLIN R. STEWART AND GRACE R. STEWART, AS TRUSTEES OF THE STEWART FAMILY TRUST, UNDER AGREEMENT DATED DECEMBER 3, 2003

%Mr. and Mrs. Colin Stewart
1165 Bay Laurel Drive
Menlo Park, CA 94025

PROPERTY ADDRESS: 227 2ND AVENUE N, UNIT 201, NASHVILLE, TN 37201
Map and Parcel No. 093-23-G-002.00 CO

STATE OF TENNESSEE, COUNTY OF MONTGOMERY, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1,850,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 17th day of November, 2017.

MARTHA J. OGLE STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

_____
Notary Public
My Commission Expires: 5-10-2021

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper)

