Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 350618 **DEEDWARR**
01/30/2020 11:03:22 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50

20200130-0011162

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $875,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2020.

Notary Public: Anderson

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Partner Real Estate Group 131 Indian Lake Blvd Hendersonville, TN 37075	14200036600	Partner Real Estate Group 131 Indian Lake Blvd Hendersonville, TN 37075

WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of January, 2020, by and between **MYS2, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor"), and **PARTNER REAL ESTATE GROUP, a Tennessee General Partnership** (hereinafter referred to as the "Grantee").

FOR AND IN CONSIDERATION of the sum of TEN AND NO DOLLARS ($10.00), cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does hereby bargain, sell, convey and confirm unto Grantee, his successors and assigns, that certain real property, lying and being in the County of Davidson, State of Tennessee (the "Property"), and more particularly described as follows:

LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT "A"

This is improved property located at: 7518 Highway 70 South, Suite C, Nashville, TN 37221.

TO HAVE AND TO HOLD, the Property, together with all the appurtenances, estate, title, interest and hereditaments thereto belonging to Grantee, his successors and assigns forever. Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is free from all liens, claims and encumbrances except real property taxes to be assessed for the year 2020 which have been prorated between the parties; and that the Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 24th day of January, 2020.

GRANTOR:

MYS2, LLC,
a Tennessee limited liability company

By: _____
Shawn Lehman-Grimes, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Shawn Lehman-Grimes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Mys2, LLC, a Tennessee limited liability company, and that he is authorized by Mys2, LLC to execute this instrument on its behalf.

WITNESS my hand and Notarial Seal this 24th day of January, 2020.

_____
Notary Public
My Commission Expires: 3/8/2021

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

Being a certain commercial condominium unit situated within Davidson County, Tennessee, being Unit C, together with the appurtenant common elements, of MYS2 Business Condominiums, a Condominium Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by the Declaration for MYS2 Condominiums, of record in Instrument No. 20200123-0008565, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of MYS2 Condominiums, provided in said Declaration, together with the By-Laws appended thereto, the site-plan filed as Exhibit B to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a part of the same property conveyed by Warranty Deed from Hailwest Properties, a Tennessee General Partnership to MYS2, LLC, A Tennessee Limited Liability Company as recorded on the 24th day of October, 2018 in Instrument No. 20181024-0105221 and Quitclaim Deed from PAC-Hailwest, LLC, a Tennessee limited liability company to Hailwest Properties, a Tennessee general partnership as recorded on the 16th day of September, 2009 in Instrument No. 20090916-0086553, in the Register's Office of Davidson County, Tennessee.