Karen Johnson Davidson County
Batch# 373006 DEEDWARR
03/16/2020 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $7,344.50
20200316-0028914

Prepared by: Matthew J. Ellis, Attorney, BATSON NOLAN PLC, 121 South Third Street, Clarksville, TN 37040. (931) 647-1501

227 2ND AVENUE N LLC
a Tennessee Limited Liability Company

TO: *WARRANTY DEED*

ROCK ON ROYALTY NASHVILLE, LLC
a Tennessee Limited Liability Company

THIS DEED OF REALTY, executed as of the 13 day of March, 2020, 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, ROCK ON ROYALTY NASHVILLE, LLC, a Tennessee Limited Liability Company,

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 it, and to 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. 301, together with the appurtenant interest in the common elements of 227 2nd Avenue, A Condominium, established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20171030-0110960, as amended in Instrument No. 20191106-0114611, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned First Amendment to the 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) 2020 taxes which have been prorated as of date herein and are assumed by Grantee, (2) will forever warrant and defend the title unto Grantee and to its successors and/or assigns against all lawful claims; subject, however, to all matters shown on plan of record at Plat 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 appearing of record in Instrument No. 20171030-0110960; to Encroachment Agreement appearing of record in Book 6813, Page 413; and to all matters shown on the Survey of Barge, Waggoner, Sumner & Cannon,

File #13646 appearing of record in Book 9099, Page 112, Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

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 P. 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 P. 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 13 day of March, 2020.

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

MARTHA J. OGLE NOTARY PUBLIC TENNESSEE My Comm Exp. MAY 10, 2021 COUNTY OF MONTGOMERY

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

ROCK ON ROYALTY NASHVILLE, LLC
227 2nd Ave N #301
Nashville, TN 37201

PROPERTY ADDRESS: 227 2ND AVENUE N #301, NASHVILLE, TN 37201
Map and Parcel No. 093-02-3G-003.00 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 $1.985.000.00 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 13 day of March, 2020.

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

MARTHA J. OGLE NOTARY PUBLIC TENNESSEE My Comm Exp. MAY 10, 2021 COUNTY OF MONTGOMERY

202003160028914

True Copy Certification

I, Matthew J. Ellis, 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.

Matthew J. Ellis
Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Martha J. Ogle, a notary public for this county and state, Matthew J. Ellis, 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: 5-10-2021
Notary Seal

MARTHA J. OGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY