THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200325316** Karen Johnson Davidson County Batch# 373057 DEEDWARR 03/16/2020 02:15:35 PM 2 pgs Fees: $13.00 Taxes: $12,580.00 20200316-0028972	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,400,000.00. Affiant Subscribed and sworn to before me, this 10th day of March, 2020. Notary Public My Commission Expires:

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 3, 20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronnie Fox, Trustee 607 Commons Drive Gallatin, TN 37066	Ronnie Fox, Trustee 607 Commons Drive Gallatin, TN 37066	Tax Parcel ID No. 093023D00900CO

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, **John A. Megale, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronnie Fox, Trustee of The Alexander R. Smith STR Trust, dated December 30, 2016**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Situate in the Nineteenth (19th) Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Unit 601 in a Horizontal Property Regime as shown on the Condominium Site Plan of 207 Third Avenue North Condominium, as shown on Exhibit "B" of the Master Deed for The Phoenix Loft, of record in Instrument No. 20040701-0078141, as amended and restated in Instrument No. 20050907-0107157, Instrument Nos. 20051019-0125906, 20120515-0041818 and 20120523-0044645, in the Davidson County, Tennessee Register of Deeds office, to which reference is hereby made for a more complete description of said Unit.

Together with each and all of the rights, privileges and appurtenances thereunto belonging as set forth in the Master Deed, Plan and Administrative By-Laws, including without limitation such Unit's undivided percentage interest in the land and general common elements.

As permitted under Paragraph 5(c) of the Amended and Restated Master Deed for the Phoenix Loft of record in Instrument No. 20051019-0125906 in the Davidson County, Tennessee Register of Deeds office, there is also conveyed herewith, as an appurtenance to Unit 601, the exclusive use of that portion of the roof area which is currently clear of improvements and fixtures being at least 2,000 square feet comprised of areas approximately 35 feet wide on each end of the building, subject only to easements for utilities, etc. as set forth in said amended and restated master deed. Said exclusive use appurtenances will transfer along with the Unit to Grantees' heirs, successors and assigns.

Being the same property conveyed to John Angelo Megale by Warranty Deed from Bradley D. Bush and wife, Shana K. Bush, in Instrument No. 20160322-0027268, in the Register's Office of Davidson County, Tennessee, dated March 18, 2016 and recorded on March 22, 2016.

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.

County of DAVIDSON taxes for the year 2020 and thereafter, 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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 207 Third Avenue North Condominium Condominium of record in Instrument No. 20040701-0078141, as amended by instrument(s) of record in Instrument Nos. 20050907-0107157, 20051019-0125906, 20120515-0041818 and 20120523-0044645; also subject to easements, rights and interests 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 building thereon.

Rights of others in and to any party walls located on the subject property as referred to in Book 9999, Page 483.

This is improved property located at 207 3rd Avenue North #601 Nashville TN 37201

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 10th day of March, 2020.

John A. Megale

John Angelo Megale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Angelo Megale, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022