Name and Address of New Owner:
Anne E. Halstead and Connor C. Moorman
2310 Elliott Avenue #213
Nashville, TN 37204

Send Tax Bills To:
~~New Owner~~ FirstBank
318 Seaboard Lane #205
Franklin, TN 37067
This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 105140C31200CO

Karen Johnson Davidson County
Batch# 517928 DEEDWARR
11/17/2020 10:59:42 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50

20201117-0135390

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Elizabeth V. Lux, an unmarried woman, as to an undivided 1 % interest (the "LML Interest") and Lawrence M. Lux, married, as to an undivided 1 % interest (the "EVL Interest"), the said LML Interest and EVL Interest, as they relate to each other, being held as joint tenants with right of survivorship (collectively, the "Individual Interests"), and Delux Ventures, LLC, an Indiana limited liability company, as to an undivided 98% interest (the "LLC Interest"), the said Individual Interests and the LLC Interest, as they relate to each other, being held as tenants in common**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anne E. Halstead and Connor C. Moorman, both unmarried, joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee :

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 312 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917- 0110745, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Elizabeth V. Lux, an unmarried woman, as to an undivided 1 % interest (the "LML Interest") and Lawrence M. Lux, married, as to an undivided 1 % interest (the "EVL Interest"), the said LML Interest and EVL Interest, as they relate to each other, being held as joint tenants with right of survivorship (collectively, the "Individual Interests"), and Delux Ventures, LLC, an Indiana limited liability company, as to an undivided 98% interest (the "LLC Interest"), the said Individual Interests and the LLC Interest, as they relate to each other, being held as tenants in common by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, dated November 30, 2007, of record in Instrument No. 20071204-0140158, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2310 Elliott Avenue #312, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of November, 2020.

Delux Ventures, LLC, an Indiana Limited Liability Company
Delux Ventures, LLC, by Wendi McConnell Leeman, Authorized Agent
By: _____(SEAL)
Wendi McConnell Leeman, Authorized Agent

Elizabeth V Lux by Wendi McConnell Leeman, Attorney in Fact
_____(SEAL)
Elizabeth V. Lux by Wendi McConnell Leeman, Attorney-In-Fact

Lawrence M Lux by Wendi McConnell Leeman, Attorney-in-Fact
_____(SEAL)
Lawrence M. Lux by Wendi McConnell Leeman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Wendi McConnell Leeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Authorized Agent of Delux Ventures, LLC, the within named bargainor, an Indiana limited liability company and that she as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

WILLIAM D. CASTLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand, at office, this 13th day of November, 2020.

_____
Notary Signature
My commission expires: 05/09/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 2020, before me personally appeared Wendi McConnell Leeman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elizabeth V. Lux pursuant to a Specific Power of Attorney _____ and filed of record in Instrument No. _____, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Elizabeth V. Lux, as her attorney in fact.

↳ 20201117-0135388

WILLIAM D. CASTLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand, at office, this 13th day of November, 2020.

_____
Notary Signature
My commission expires: 05/09/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 2020, before me personally appeared Wendi McConnell Leeman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lawrence M. Lux pursuant to a Specific Power of Attorney _____ and filed of record in Instrument No. 20201117-0135381, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Lawrence M. Lux, as his attorney in fact.

Witness my hand, at office, this 13th day of November, 2020.

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13th day of November, 2020.

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 9-6-22
File No. 20-1513