BOX 10-A (3)

Warranty Deed

Karen Johnson Davidson County Batch# 523369 DEEDWARR 12/02/2020 11:40:55 AM 2 pgs Fees: $13.00 Taxes: $1,184.00 20201202-0139920	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $320,000.00. Affiant Subscribed and sworn to before me, this the 30th day of November, 2020. Notary Public My commission expires:

KONIYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
P.Branch PropCo 2, LLC	New Owner	081-12-0B-484.00-CO
1350 Rosa L Parks Boulevard #313	600 12th Ave S. Ste. 713	
Nashville, TN 37208	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL C. BUTLER AND NANCY M. BUTLER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **P.BRANCH PROPCO 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 313, together with the appurtenant interest in the common elements of Werthan Lofts IV & V Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20070117-0006776, as amended by Amendment No. 1 to Master Deed of record in Instrument No. 20071220-0146056, and as corrected by Scrivener's Affidavit of record in Instrument No. 20080118-0006036, and as further amended by Amendment No. 2 to Master Deed of record in Instrument No. 20080211-0013846, and as further amended by Amendment No. 3 to Master Deed of record in Instrument No. 20110609-0044280 and as corrected by Scrivener's Affidavit of record in Instrument No. 20150205-01111062, and as further amended by Amendment No. 4 to Master Deed of record in Instrument No. 20110713-0053571, and as further amended by Amendment No. 5 to Master Deed of record in Instrument No. 20120723-0064381, and as further amended by Amendment No. 6 to Master Deed of record in Instrument No. 20131230-0130918, and as further amended by Amendment No. 7 to Master Deed of record in Instrument No. 20140725-0066210, and as further amended by Amendment No. 8 to Master Deed of record in Instrument No. 20150225-0016078, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Site Plan Attached as Exhibit 13-1 to Amendment No. 1 to Master Deed of record in Instrument No. 20071220-0146056, Register's Office for Davidson County, Tennessee.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Being the same property conveyed to Martin Anderson Munn and Mary Caroline Prince, husband and wife by Warranty deed from James Bradford Currie, Trustee of the 2012-3 Currie Trust u/a dated December 25, 2012 (as to 65% interest) and Anna Linnea Currie(as to 35% interest) of record in Instrument No. 20170821-0085537, as corrected by Scrivener's Affidavit recorded on December 12, 2017 in Instrument No. 20171212-0126518.Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 21, 2017.

Being the same property conveyed to Michael C. Butler and Nancy M. Butler, husband and wife by Warranty deed from Martin Andrew Munn and Mary Caroline Prince, husband and wife of record in Instrument No. 20190517-0046727 Register's Office for Davidson County, Tennessee, dated May 16, 2019 and recorded on May 17, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1350 Rosa L Parks Boulevard #313, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of November, 2020.

Michael C. Butler by Brandon Miller, Attorney-in-Fact

Michael C. Butler by Brandon Miller
Attorney-in-Fact

Nancy M. Butler by Brandon Miller, Attorney-in-Fact

Nancy M. Butler by Brandon Miller
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Miller, as Attorney-in-Fact for Michael C. Butler and Nancy M. Butler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of November, 2020.

Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024