WARRANTY DEED

Karen Johnson Davidson County
Batch# 523514 DEEDWARR
12/02/2020 03:07:11 PM 3 pgs
Fees: $18.00 Taxes: $3,552.00

20201202-0140138

O-VS-20-704-X

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $960,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2020.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Village Spaces, LLC, a Tennessee limited Liability Company	Village Spaces LLC, a TN limited Liability Co.	142 14 0C 094.00 142 14 0C 034.00
(NAME)	(NAME)	142 14 0C 038.00 142 14 0C 037.00
2628 Broadway 27B	2628 Broadway 27B	142 14 0C 041.00 142 14 0C 040.00
(ADDRESS)	(ADDRESS)	
New York, NY 10025	New York, NY 10025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **S2K DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VILLAGE SPACES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT 1:

A certain townhome located in Davidson County, Tennessee, being Unit No. 32A on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20060601-0064701, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being also known as 704 McPherson Drive, Nashville, Tennessee 37221.

Being the same property conveyed to S2K Development, LLC, a Tennessee limited liability company by Warranty Deed from Shawn F. Meehan, married and Eric D. Glasser, unmarried, of record in Instrument No. 20180126-0008265, Register's Office for Davidson County, Tennessee, dated January 25, 2018 and recorded on January 26, 2018.

TRACT 2:

A certain townhome located in Davidson County, Tennessee,, being Unit No. 12A on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20060601-0064701, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being also known as 735 McPherson Drive, Nashville, Tennessee 37221.

TRACT 3:

A certain townhome located in Davidson County, Tennessee, being Unit No. 13B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20060601-0064701, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being also known as 737 McPherson Drive, Nashville, Tennessee 37221.

TRACT 4:

A certain townhome located in Davidson County, Tennessee, being Unit No. 13A on the Plan of McPherson

Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20060601-0064701, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being also known as 739 McPherson Drive, Nashville, Tennessee 37221

Being the same property conveyed to S2K Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Lewis Lampley and wife, Carolyn Lampley of record in Instrument No. 20190610-0055583, Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 10, 2019. (AS TO TRACTS 2, 3 & 4)

TRACT 5:

A certain townhome located in Davidson County, Tennessee, being Unit No. 14B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20060601-0064701, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being also known as 741 McPherson Drive, Nashville, Tennessee 37221

TRACT 6:

A certain townhome located in Davidson County, Tennessee, being Unit No. 14A on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20060601-0064701, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being also known as 743 McPherson Drive, Nashville, Tennessee 37221

Being the same property conveyed to S2K Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Troy Lampley and wife, Sandra Lampley of record in Instrument No. 20190610-0055584, Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 10, 2019. (AS TO TRACTS 5 & 6)

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for McPherson Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20060601-0064701, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of McPherson Place Townhomes Corp of record in Instrument Number 20070524-0061787, in the Register's Office for Davidson County, Tennessee.
- Deed and Agreed Order of Possession and Agreed Final Order of record in Instrument Number 20160223-0017321, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 114, Register's Office for Davidson County, Tennessee.
- Rights of tenants, as tenants only, under recorded or unrecorded leases.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **704, 735, 737, 739, 741, 743, McPherson Drive, Nashville, Tennessee 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30 DAY OF NOVEMBER, 2020.

S2K DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
Simon M. Sedek
Member

BY: _____
Kevin Y. Alexandroni
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Simon M. Sedek and Kevin Y. Alexandroni, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Members of S2K DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a limited liability company, and that he/she as such Members. executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public

My Commission Expires: 03/07/2023

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212