WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9809-DJ

Karen Johnson Davidson County
Batch# 537205 DEEDWARR
12/17/2020 01:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20201217-0149604

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35931-11-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me this 16th day of December, 2020. Notary Public My Commission Expires: 1/3/2023

STATE OF TENNESSEE NOTARY PUBLIC ROZALIND RUTH DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark D. Owen 205 31st Avenue North, #302 Nashville, TN 37203	New Owner	Map and Parcel No.: 104 02 0C 302.00

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, **Clayton LLC, a Tennessee limited liability company ("Grantor")** has this day bargained and sold, and does hereby transfer and convey to **Mark D. Owen, an unmarried man ("Grantee")**, his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 205 31st Avenue North, Unit #302, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, the corporate party by its duly authorized officer, on this 16th day of December, 2020.

GRANTOR:

CLAYTON, LLC
a Tennessee limited liability company

BY: MIDTOWN LOFTS, LLC
a Tennessee limited liability company
its Sole Member

By: _____
Lynn S. Ellsworth, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Lynn S. Ellsworth, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Midtown Lofts, LLC, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 16th day of December, 2020.

_____
NOTARY PUBLIC
My Commission Expires: _____

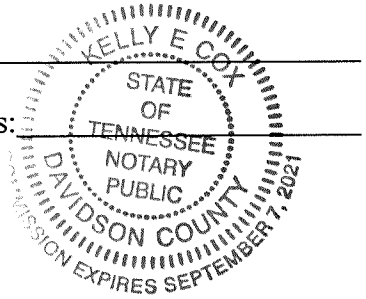


EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit 302, together with the appurtenant interest in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913 and Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed.

Being part of the same property conveyed to Clayton, LLC, a Tennessee limited liability company, by Quitclaim Deed from Midtown Lofts, LLC, a Tennessee limited liability company, of record in Instrument No. 20140501-0036851, in the Register's Office of Davidson County, Tennessee, dated May 1, 2014 and recorded on May 1, 2014.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2021 and subsequent years, which have been assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Park, as recorded in Plat Book 421, Page(s) 82 & 83 in the Register's Office of Davidson County, Tennessee.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Midtown Lofts, as recorded in Instrument No. 20050616-0069146 in the Register's Office of Davidson County, Tennessee.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Midtown Lofts Condominiums of record in Instrument No. 20050630-0075478, as amended by instrument(s) of record in Instrument No(s). 20060921-0117372; 20061016-0128233; 20070124-0009913 and 20070928-0115604 in the Register's Office of Davidson County, Tennessee; 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.
5. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050629-0074567 in the Register's Office of Davidson County, Tennessee.
6. An Application to Combine Parcels recorded in Instrument No. 20050429-0048092 in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM