THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829863** Karen Johnson Davidson County Batch# 560199 **DEEDWARR** 01/25/2021 11:04:49 AM 2 pgs Fees: $13.00 Taxes: $2,734.30 20210125-0010500	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $739,000.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2021. Notary Public My Commission Expires: ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 25, 2024

WARRANTY DEED

Address New Owner: Joseph John Shields, IV. 1035B Scovel Street Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081162A007.00

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, **1037 Scovel, LLC.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph John Shields, IV** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 7 of Scovel Row, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Scovel Row, a Horizontal Property Regime, of record in Instrument No. 20190919-0094897 and amended in Instrument No. 20191126-0122404, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to 1037 Scovel LLC, a Delaware Limited Liability Company, by Warranty Deed from M2 Square, LLC, of record in Instrument No. 20180806-0076884, in the Register's Office of Davidson County, Tennessee, dated July 17, 2018 and recorded on August 06, 2018.

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 2021 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of McGavock's Town, North Nashville, as recorded in Plat Book 21, Page(s) 23.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190919-0094897 and amended in Instrument No. 20191126-0122404.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130 and Book 11625, Page 280.

Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20191202-0123827.

Memorandum of Development Agreement as set forth in instrument recorded in Book 11348, Page 187.
Public Right of way as set forth in instrument recorded in Instrument No(s). 20190819-0082734 and 20190819-0082735.

Conveyance to Metro for Ordinance 93-773 recorded in Book 11348, Page 179.

Final Certificate from Metro of Approvals recorded in Book 11374, Page 954.

This is improved property located at 1035B Scovel Street Nashville TN 37208

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 15th day of January, 2021.

1037 SCOVEL, LLC

By: FrontFour Nashville, LP, Member

By: FrontFour Real Ventures, LLC
General Partner

By: _____
Derek Lisle, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Derek Lisle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of FrontFour Real Ventures, LLC, a Delaware limited liability company, which is the General Partner of FrontFour Nashville, LP, a Delaware limited partnership, and who on behalf of FrontFour Nashville, LP, as the sole Member of 1037 Scovel, LLC, a Delaware limited liability company, the within named bargainor, acknowledged that he on behalf of the General Partner of such sole member has executed the foregoing instrument with authority and for the purposes therein contained, by signing the name of 1037 Scovel, LLC by himself as such aforesaid Authorized Agent of the General Partner of FrontFour Nashville, LP for the purpose of binding 1037 Scovel, LLC hereto.

Witness my hand and official seal, at office in Nashville, Tennessee, this 15th day of January, 2021.

_____
Notary Public

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