THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132927** Karen Johnson Davidson County Batch# 592619 DEEDWARR 03/16/2021 12:52:30 PM 3 pgs Fees: $18.00 Taxes: $2,331.00 20210316-0034701	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. Affiant Subscribed and sworn to before me, this 9th day of March, 2021. Notary Public My Commission Expires: 10-02-2023 MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: William Keith Shackleford and Blake Chaffin 1240 2nd Avenue South Unit 11 Nashville TN 37210	Send Tax Bills To: New Owner Keith Shackleford 1603 Villa Place Nashville, TN 37212	Tax Information: Tax Parcel ID No. 105 03 0K 011.00

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, **Jason T. Ryan and Shannon H. Ryan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Keith Shackleford and Blake Chaffin, both unmarried**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. C11 on the plan of Dwell Lofts - 2nd Avenue South, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Dwell Lofts - 2nd Avenue South, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160111-0002907 and amended in Instrument No. 20160919-0098267, Instrument No. 20171204-0123408 and Instrument No. 20180319-0025594, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JASON T. RYAN AND WIFE, SHANNON H. RYAN, by deed from DWELL INVESTMENT GROUP, LLC, of record in Instrument No. 20170905-0091280, dated August 30, 2017, said Register's Office.

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.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ReSubdivision of D. F. Wilkin Property, as recorded in Plat Book 421, Page(s) 148.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160111-0002907 as amended in Instrument No. 20160919-0098267 and Instrument No. 20171204-0123408, Assignment of Developer's Rights recorded in Instrument No. 20180319-0025594.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160222-0016518.

Easement recorded in Instrument No. 20180611-0055672.

This is improved property located at 1240 2nd Avenue South Unit 11 Nashville TN 37210

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 9th day of March, 2021.

Jason T. Ryan

Shannon H. Ryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason T. Ryan and Shannon H. Ryan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2021.

Notary Public
My Commission Expires: _____

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23