THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 665,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April, 2021. Notary Public MY COMMISSION EXPIRES: January 8, 2024 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 623772 DEEDWARR
04/28/2021 09:10:07 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20210428-0056442

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PBM Wireless Services, LLC	PBM Wireless Services	MAP 092-10-0M
516 27th Avenue North, Unit 3	3620 Developers Road	PARCEL 025.00 CO
Nashville, TN 37209	Indianapolis, IN 46227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jason Smith and Lesley Toennies**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PBM Wireless Services, LLC**

HEREINAFTER CALLED THE GRANTEES, 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. 25, on the plan of AXIS27, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of AXIS27, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190301-0019076, as amended in Instrument No. 20190502-0040851, Instrument No. 20190729-0074468 and Instrument No. 20200706-0072542, 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 SMITH AND LESLEY TOENNIES, by deed from RSD 27TH AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY , of record in Instrument No. 20210120-0008678 , dated January 15, 2021 , said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **516 27th Avenue North, Unit 3, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 21st day of April, 2021.

"OFFICIAL SEAL"
DAVID HILL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES NOV. 16, 2021

Lesley Toennies

Jason Smith by Lesley Toennies, Attorney-in-Fact

Jason Smith by Lesley Toennies, Attorney-in-Fact

STATE OF IL
COUNTY OF ST CLAIR

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lesley Toennies** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of April, 2021.

My Commission expires 11-16-2021

Notary Public

"OFFICIAL SEAL"
DAVID HILL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES NOV. 16, 2021

STATE OF IL
COUNTY OF ST CLAIR

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lesley Toennies** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Jason Smith**, as his Attorney in Fact, as the free act and deed of the within named **Jason Smith**.

Witness my hand and official seal this the 21st day of April, 2021.

My Commission expires 11-16-2021

Notary Public

"OFFICIAL SEAL"
DAVID HILL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES NOV. 16, 2021