Karen Johnson Davidson County
Batch# 661305 DEEDWARRSP
06/21/2021 03:48:41 PM 2 pgs
Fees: $13.00 Taxes: $2,153.40
20210621-0083626

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Advanced Properties, Inc.	CapStar Bank	MAP
162 4Th Avenue North	1201 Demonbreun St. Ste 700	PARCEL 093-06-1F-103.00
Nashville, TN 37219-2543	Nashville, TN 37230	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Rhinestones & Rattlesnakes, LLC, a Tennessee Limited Liability Company** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Advanced Properties, Inc.** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Unit CU-103, together with the appurtenant interest in the common elements of Ambrose Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20051013-0123722, as amended in Instrument No. 20060302-0024168, Instrument No. 20061030-0134166, Instrument No. 20080507-0047250, 20131104-0114343, and 20140530-0046585 Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as "Attachment 3" to the aforementioned Second Amendment to Master Deed of record in Instrument No. 20061030-0134166, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to Rhinestones & Rattlesnakes, LLC, a Tennessee limited liability company by Warranty deed from Michael Alexonis, an individual of record in Instrument No. 20150813-0081382 Register's Office for Davidson County, Tennessee, dated August 13, 2015 and recorded on August 13, 2015.

(X)IMPROVED property known as 162 4Th Avenue North, Nashville, TN 37219-2543.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 14 day of June, 2021

Rhinestones & Rattlesnakes, LLC

By: _____

Its: Acting Manager

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, Michael Alexonis with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the acting Manager of **Rhinestones & Rattlesnakes, 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, at office, this 14 day of June, 2021

_____
Notary Public

My Commission Expires:

HILLARY MONROE SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$600,000.00~~ $582,000.00

_____
Affiant

Subscribed and sworn to before me this 14 day of June, 2021

_____
Notary Public

My Commission Expires:

HILLARY MONROE SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-02-2024