THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36427-06-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me this 2nd day of July, 2021. Notary Public My Commission Expires: 4/30/22

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

WARRANTY DEED

Address New Owner: Claire Marie Kopsky 1400 Rosa Parks Blvd., #331 Nashville, TN 37208	**Send Tax Bills To:** New Owner 1400 Rosa Park Blvd #331 Nashville TN 37208	**Tax Information:** Map and Parcel No.: 081120B33100CO

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, **STD Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Claire Marie Kopsky, an unmarried woman** ("Grantee"), her 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 1400 Rosa Parks Blvd., #331, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 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, her 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.

Karen Johnson Davidson County
Batch# 671078 DEEDWARR
07/06/2021 10:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20210706-0090603

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of July, 2021.

STD Properties, LLC, a Tennessee limited liability company

BY: _____ Vice-President
Gerald G. Patterson, Vice-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 Gerald G. Patterson, the bargainor, 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 is the Vice-President of STD Properties, LLC, a Tennessee limited liability company, 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 2nd day of July, 2021.

_____
Notary Public

My Commission Expires:
10-2-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 331, together with the appurtenant interest in the common elements of The Lofts at Werthan Mills Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "D" to the aforementioned 5th Amendment to Master Deed of record in Instrument No. 20060901--0108138, Register's Office for Davidson County, Tennessee.

TOGETHER WITH and subject to Grant of Easement for Driveway and Walkway Access of record in Instrument No. 20031023-0157114, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to STD Properties, LLC, a Tennessee limited liability company, by deed dated November 17, 2017 from Olivia L. Walker, an unmarried woman and John H. Walker, a married man, of record in Instrument No. 20171121-0119534, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 081120B33100CO.
2. Restrictive covenants for Phillips Street Re-Development Plan contained in an instrument of record in Book 9183, page 130, amended in Book 11625, page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714, and Instrument No. 20130903-0092727, Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Lofts at Werthan Mills Condominiums, of record in Instrument No. 20031023-0157113, amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easement for parking of record in Instrument No. 20050202-0012491, Register's Office for Davidson County, Tennessee.
6. Easement for driveway and walkway access of record in Instrument No. 20031023-0157114, Register's Office for Davidson County, Tennessee.
7. Easement for utilities of record in Book 4718, page 619, Register's Office for Davidson County, Tennessee.
8. Easement for trunk line sewer of record in Book 1291, page 593, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 175, page 137, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Site Plan of record attached as Exhibit D to the 5th Amendment to Master Deed of record in Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee.
11. License Agreement of record in Instrument No. 20090526-0048069, amended in Instrument No. 20130222-0018099, Register's Office for Davidson County, Tennessee.
12. Easement for water line of record in Instrument No. 20070906-0106750, Register's Office for Davidson County, Tennessee.
13. Easement for Light, Air and View of record in Instrument No. 20080117-005376 and Instrument No. 20080118-0005860, Register's Office for Davidson County, Tennessee.
14. All matters appearing on the Plan of record as Instrument No. 20070103-0001325, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 2nd 2021.

Date

Emily Manno

Affiant Signature

July 2nd 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of July, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON