THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736482**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $950,000.00. Affiant Subscribed and sworn to before me, this 25th day of August, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 706550 DEEDWARR
08/30/2021 10:47:40 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20210830-0116478

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
5 Medalist Court, LLC. 5 Medialist Court Brentwood, TN 37027	New Owner	Tax Parcel ID No. 093 13 0D 059.00

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, **Richard C. Moscardelli, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **5 Medalist Court, LLC, a Tennessee limited liability company**("Grantees"), its 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. R-711, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, Instrument No. 20121017-0095418, said Register's Office, together with the undivided percentage Interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument 20081223-0122167 and Instrument No. 20180627-0061944 at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard C. Moscardelli, A Single Person, by Warranty Deed from Julie Grassel and Robert Grassel, Wife and Husband, of record in Instrument No. 20181120-0114107, in the Register's Office of Davidson County, Tennessee, dated November 16, 2018 and recorded on November 20, 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.

Taxes and assessments for the year 2021 and subsequent years, 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 Resubdivision Plat of Lot 1, Section Sixty-Five, Edgehill Estates, as recorded in Plat Instrument No. 20051116-0138405.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Terrazzo, A Condominium of record in Instrument No. 20081223-0122167, as amended by instrument(s) of record in Instrument Nos. 20090213-0012915, 20090316-0023301, 20090325-0026808, 20090827-0080784, 20121017-0095418 and

and 20090914-0085597; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723 and Book 6236, Page 263.

Easement recorded in Book 4643, page 498 and Instrument No. 20120521-0043895.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060615-0071498.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060615-0071504.

All of the terms and provisions set forth and contained in that certain Lease between CJUF II Terrazzo LLC, as successor in interest to 12th & Division Properties, LLC, a Delaware limited liability company, Lessor, and Branch Banking and Trust Company, a North California state banking corporation, Lessee, a memorandum of which is recorded in Instrument No. 20081009-0102619 and as modified in Instrument No. 20081230-0123644.

All of the terms and provisions set forth and contained in that certain Lease between CJUF II Terrazzo LLC, a Delaware limited liability company, Lessor, and Branch Banking and Trust Company, a North California state banking corporation, Lessee, a memorandum of which is recorded in Instrument No. 20081205-0117745.

Unrecorded lease between Grantor and The Lamar Companies, dated October 11, 1999, which runs from October 31, 1999 to September 30, 2009, containing a five (5) year extension, a copy of which lease has been delivered to Grantee.

Unrecorded lease, as amended, between Grantor and CRS Company, Inc. dated November 1, 2001, which expired on November 1, 2003, and thus is a month to month lease subject, however, to Section 6.5 of the sales agreement between Grantor and Grantee, a copy of which lease has been delivered to Grantee.

This is improved property located at 700 12th Avenue South #711 Nashville TN 37203

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 25th day of August, 2021.

Richard C. Moscardelli

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard C. Moscardelli, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024