WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $766,250.00.

Affiant

Subscribed and sworn to me this 20th day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 708900 DEEDWARR
09/01/2021 03:35:51 PM 3 pgs
Fees: $18.00 Taxes: $2,835.13

20210901-0118146

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Richard W. Sebastian, Esq.)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #34986

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Marathon Properties, LLC 1712 HILLMONT DR NASHVILLE, TN 37215	NEW OWNER	072-15-0-A-100 072-15-0-A-110 072-15-0-A-112 072-15-0-A-114

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Porter Terrace Holdings, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Marathon Properties, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Nos. 100, 110, 112, and 114 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, page 537 as amended by Instrument No. 20160616-0061236, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said units.

Being part of the same property conveyed to Porter Terrace Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Porter Terrace Partners II, LLC, a Tennessee limited liability company, of record as Instrument No. 20170109-0002332, in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-TWB-21-PTT00-114

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. All of those facts, conditions and limitations shown on the Plat of record in Book 6250, page 126, in the Register's Office for Davidson County, Tennessee.
3. Master Deed contained in an instrument of record in Book 7174, page 537 as amended in Instrument No. 20160616-0061236, in the Register's Office for Davidson County, Tennessee, to which instrument reference is here made for the complete and exact terms, details and requirements thereof. By-Laws of record in Book 7174, page 558 as amended in Instrument No. 20160616-0061236, in said Register's Office.
4. Charter of the Porter Terrace Condominium Homeowners' Association of record in Instrument No. 20160523-0051464, in the Register's Office for Davidson County, Tennessee.
5. Sewer and/or storm drainage easement(s) set forth in instruments of record in Book 4110, page 754, and Book 4122, pages 363 and 367, in the Register's Office for Davidson County, Tennessee.
6. Easement for Sanitary Sewers of record in Book 7753, page 462, in the Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record in Book 6550, page 952, in the Register's Office for Davidson County, Tennessee.
8. Deed of conveyance to Metro for sewer lines of record in Book 7453, page 490, in the Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of Easement for Storm Drainage of record as Instrument No. 20140626-0056101, in the Register's Office for Davidson County, Tennessee.
10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140930-0090119, in the Register's Office for Davidson County, Tennessee.
11. The rights of others in and to the common areas.
12. The lien for special assessments contained in the Master Deed & By-Laws as specified above.
13. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 100, 104, 110, 114, Porter Terrace, Nashville, TN 37206.

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, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, it has good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself and its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 23rd day of August, 2021.

PORTER TERRACE HOLDINGS, LLC, a Tennessee limited liability company

BY: MINOR 3RD LLC, a Tennessee limited liability company, Member

BY: _____
Patrick H. Poole, Authorized Agent

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Patrick H. Poole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Agent of MINOR 3RD LLC, a Tennessee limited liability company, as Member of Porter Terrace Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of MINOR 3RD LLC, a Tennessee limited liability company, as Member of Porter Terrace Holdings, LLC, a Tennessee limited liability company, by himself in his capacity as said Authorized Member.

Witness my hand and official seal this 23rd day of August, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 04/19/2025

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY