THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210836614** Karen Johnson Davidson County Batch# 719143 **DEEDWARR** 09/17/2021 11:05:51 AM 2 pgs Fees: $13.00 Taxes: $2,985.90 20210917-0125202	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $807,000.00. Affiant Subscribed and sworn to before me, this 16th day of September, 2021. Notary Public My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

~~Prepared by:~~
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
~~Nashville, TN 37215~~

WARRANTY DEED

Address New Owner: JRM Leasing, LLC. 3000 Poston Avenue #203 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 02 2A 203.00

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, **Ralph M. Gagliano, Jr, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JRM Leasing, 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 203, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 201512090124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, and Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking space numbers 203A and 203B and Storage Unit 3 on P2 Lower Level Garage as set forth in said Master Deed.

Being the same property conveyed to Ralph M. Gagliano, Jr, by Special Warranty Deed from The Poston At The Park, LLC, a Tennessee limited liability company, of record in Instrument No. 20170601-0054381, in the Register's Office of Davidson County, Tennessee, dated May 31, 2017 and recorded on June 01, 2017.

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 A. W. Wills Subdivision of Lot No. 40 of Boyd Cockrill Spring Tract, as recorded in Plat Book 57, Page(s) 114.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, as amended by instrument(s) of record in Instrument No. 20151215-0126061, Instrument No. 20170330-0031250 and Instrument No. 20190531-0051836; 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 Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150721-0071420.

Easement for Grant of Utility Line, recorded in Instrument No. 20161014-0108914 and Instrument No. 20161014-0108915.

Easement for Right of Way, recorded in Instrument No. 20161212-0130105.

This is improved property located at 3000 Poston Avenue #203 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 16th day of September, 2021.

Ralph M. Gagliano, Jr.

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ralph M. Gagliano, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2021.

Notary Public
My Commission Expires: 6/2/25

