SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 726898 DEEDWARRSP
09/29/2021 12:17:02 PM 3 pgs
Fees: $18.00 Taxes: $6,937.50

20210929-0131055

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,875,000.00.

Affiant

Subscribed and sworn to me on 24th day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 1/3/22

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (RWS)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 34757

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Leased Home, LLC Christopher J. Grobner and Julie Hoecherl Grobner 4738 S. Forest Point Blvd. New Berlin, WI 53151	SAME AS NEW OWNER	104-02-2F-001.00-CO 104-02-2F-002.00-CO 104-02-2F-003.00-CO 104-02-2F-004.00-CO

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, **3100 BELWOOD STREET FLATS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto **LEASED HOME, LLC, A WISCONSIN LIMITED LIABILITY COMPANY (91% UNDIVIDED INTEREST) AS TENANTS IN COMMON WITH CHRISTOPHER J. GROBNER AND WIFE, JULIE HOECHERL GROBNER (9% UNDIVIDED INTEREST)**, hereinafter called **"GRANTEES,"** its successors and representatives, and their heirs 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 Nos. A, B & C of 3100 Belwood Street Flats, as shown on the site plan attached as Exhibit D to the Declaration of Covenants, Conditions and Restrictions of 3100 Belwood Street Flats, a Condominium Development, of record in Instrument No. 20170621-0062562, in the Register's Office

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-SB-ELAM21-3100

for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said Unit(s) as set forth in said Declaration.

Being the same property conveyed to 3100 Belwood Street Flats, LLC, a Tennessee limited liability company, by Quitclaim Deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20190430-0039935, Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on April 30, 2019.

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 Grantees.
2. Subject to all matters shown on the site plan attached as Exhibit D to the Declaration of record in Instrument No. 20170621-0062562, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20170621-0062562, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Charter of 3100 Belwood Street Flats Condominium Association, Inc. of record in Instrument No. 20170621-0062561, in the Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument No. 20170503-0043737 and Instrument No. 20170503-0043738, in the Register's Office for Davidson County, Tennessee.
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, its successors and representatives, and their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its successors and representatives, and their heirs and assigns against the lawful claims of all persons claiming by or through the GRANTOR, but not further or otherwise. 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.

WITNESS my hand this 24 day of September, 2021.

3100 BELWOOD STREET FLATS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: McGowan Family Limited Partnership,
a Tennessee Limited Partnership

By: McGowan Investments, Inc., a
Tennessee Corporation,
its General Partner

By: _____
David C. McGowan, Jr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of McGowan Investments, Inc., which entity is the General Partner of McGowan Family Limited Partnership, a Tennessee limited partnership, the sole member of 3100 Belwood Street Flats, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such President of the General Partner executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as General Partner in his capacity as President of McGowan Investments, Inc., sole member of 3100 Belwood Street Flats, LLC.

Witness my hand and seal, this 24 day of September, 2021.

Traci Newby
Notary Public, State of Tennessee

My Commission Expires: 5/22/2023

TRACI NEWBY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY