THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210937367**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 728377 **DEEDWARR**
10/01/2021 10:26:27 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20211001-0132206

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Seeder Valley LLC P O Box 125 Mill Valley, CA 94942	New Owner	Tax Parcel ID No. 105-01-2G-002.00-CO

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, **1009 B 12th Avenue South, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Seeder Valley LLC, a California Limited Liability Company** ("Grantee"), 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. 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1009 12th Ave. South, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160713-0071694 and amended in Instrument No. 20160810-0083191 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 1009 B 12th Avenue South, LLC, a Tennessee limited liability company by Warranty deed from Collin Walker of record in Instrument No. 20191217-0129770 Register's Office for Davidson County, Tennessee, dated December 16, 2019 and recorded on December 17, 2019.

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 for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 61, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160713-0071694 and amended in Instrument No. 20160810-0083191, 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

Restrictions of record in Book 4575, Page 964, Book 4220, Page 723 and Book 6263, Page 263, in the Register's Office for Davidson County, Tennessee

Restrictions of record as Instrument Number 20151102-0111122 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1009B 12th Avenue South 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 warrants this instrument is effective as of the 30th day of September, 2021.

1009B 12th Avenue South, LLC,

BY: Michael S. Schankerman, Sole Member

STATE OF Indiana)
COUNTY OF Marion)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael S. Schankerman, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Sole Member of 1009B 12th Avenue South, LLC the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole Member.

Witness my hand, at office, this 29th day of September, 2021.

Notary Public
My Commission Expires: _____

NOTARY PUBLIC SEAL INDIANA
JESSICA D. SNYDER
Notary Public, State of Indiana
Hendricks County
Commission Number NP0719259
My Commission Expires
March 18, 2027