THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210836834** Karen Johnson Davidson County Batch# 769451 **DEEDWARR** 12/07/2021 03:07:36 PM 2 pgs Fees: $13.00 Taxes: $4,662.00 20211207-0162311	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,260,000.00. Affiant Subscribed and sworn to before me, this 3rd day of December, 2021. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: 1264 Martin Street Partners, LLC 1264 Martin Street Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 07 1A 101.00

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, **Bardstown 131, LLC, a Kentucky Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **1264 Martin Street Partners, LLC, a Delaware Limited Liability Company**, ("Grantees"), its 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. 1264 of the 1260 Martin Condominium, described in the Declaration for the 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-007509, 20170918-0095139, 20170919-0095966 and 20180227-0018384, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Bardstown 131, LLC, by Warranty Deed from 1260 Martin LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181023-0105073, in the Register's Office of Davidson County, Tennessee, dated October 22, 2018 and recorded on October 23, 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 2022 and subsequent years, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160115-0004408, as being amended in Instrument No. 20160211-0013466, Instrument No. 20170724-0074509, Instrument No. 20170918-0095139, Instrument No. 20170919-0095966 and Instrument No. 20180227-0018384.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150807-0079087, as corrected in Instrument No. 20151005-0101050 and being amended in Instrument No. 20160601-0054729 and Instrument No. 20161118-0121688.

Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20151005-0101365.

Easement for Right of Way, recorded in Instrument No. 20151109-0113800.

Easement for Temporary Parking, recorded in Instrument No. 20151118-0117171.

Assignment of Developer's Rights of record in Instrument No. 20180228-0018775, Register's Office for Davidson County, Tennessee.

All matters set out in Metro Ordinance No. BL2013-408 recorded at Instrument No. 20130917-0097688.

This is improved property located at 1264 Martin Street 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 3rd day of December, 2021.

Bardstown 131, LLC, a Kentucky Limited Liability Company

BY: Donald Seitz, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald Seitz, with whom I am personally acquainted, and who acknowledged himself to be the Sole Member of Bardstown 131, LLC a Kentucky limited liability company, the within named bargainer, and that they as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Sole Member.

Witness my hand, at office, this _____ day of December, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025