WARRANTY DEED

Karen Johnson Davidson County
Batch# 774750 DEEDWARR
12/16/2021 09:41:21 AM 2 pgs
Fees: $13.00 Taxes: $11,100.00

20211216-0166200

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/03/2025

(AFFIX SEAL)

TIFFANEY SHARMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 03/03/2025

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6380

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
1311 Second Avenue Holdings LLC	New Owner	082-09-0-224.00
(NAME) 1311 Second Avenue North	(NAME)	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Stefan Baskin, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto 1311 Second Avenue Holdings LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Combination Plat, Stephan Baskin Property, Case Number: 2020S-149-001, of record in Instrument No. 20201128-0153294, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to STEFAN BASKIN, by deed from SOUTHERN HOLDINGS, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20170405-0033222, dated April 3, 2017, said Register's Office.

Also being a portion of the same property conveyed to STEFAN BASKIN, by deed from WILLIAM C. SWINT, UNMARRIED MAN, of record in Instrument No. 20170410-0035095, dated April 3, 2017, said Register's Office.

Also being a portion of the same property conveyed to STEFAN BASKIN, by deed from SAMUEL G. BOYER AND KIMBERLY A. BOYER, HUSBAND AND WIFE, of record in Instrument No. 20170707-0068362, dated June 30, 2017, said Register's Office.

This Conveyance is further subject to the following: General or special taxes and assessments required to be paid in the year 2022 and subsequent years. Matters shown on the Plan of Record in Plat Book 17, Page 640, said Register's Office. Matters shown on the Plan of record in Instrument No. 20201228-0153294, said Register's Office. Declaration of Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20201104-0129349, said Register's Office. Standard Order to Repair Structure of Record in Instrument No.

20210507-0061747, said Register's Office. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20201228-0153796, said Register's Office. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20201228-0153797, said Register's Office. Restrictive Covenants as shown in the Phillips-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, as Amended in Book 11625, Page 280, and further amended in Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, all in said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1311 Second Avenue North, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, 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.

Effective the 15 day of December, 2021.

Stefan Baskin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stefan Baskin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of December, 2021.

Notary Public:
My Commission Expires: 8/10/25

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064