THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210837103** Karen Johnson Davidson County Batch# 783227 DEEDWARR 01/03/2022 12:32:27 PM 2 pgs Fees: $13.00 Taxes: $1,035.63 20220103-0000500	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $279,900.00. Affiant Subscribed and sworn to before me, this 30th day of December, 2021. Notary Public My Commission Expires: ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Miguel Fernando Esparza 8214 Minehead Drive Smyrna, TN 37167	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 11 0H 027.00

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, **Muse Nashville, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Miguel Fernando Esparza, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain Unit located in Davidson County, Tennessee, being known and designated as Unit No. 314 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument Number 20200123-0008592 as amended in Instrument No. 20211001-0132086., in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Muse Nashville, LLC, a Tennessee limited liability company, by Quitclaim Deed from The Fuel Tank, LLC, a Tennessee limited liability company, of record in Instrument No. 20191021-0107765, in the Register's Office of Davidson County, Tennessee, dated October 21, 2019 and recorded on October 21, 2019.

Being part of the same property conveyed to Muse Nashville, LLC, a Tennessee limited liability company, by Special Warranty Deed from The Fuel Tank, LLC, a Tennessee limited liability company, of record in Instrument No. 20191021-0107764, in the Register's Office of Davidson County, Tennessee, dated October 21, 2019 and recorded on October 21, 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 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.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Muse, a Planned Unit Development, as recorded in Plat Book 20200123-0008592, Page(s) .
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Muse, a Planned Unit Development, as recorded in Plat Book 20200123-0008592, Page(s) .

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200123-0008592 and Instrument No. 20211001-0132086.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20200414-0038843.

Easement for Public Right-Of-Way, recorded in Instrument No. 20200127-0009426.
Easement recorded in Instrument No. 20210802-0103594.

Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983.

Facade Guidelines recorded in Book 7631, Page 606.

Ordinance No. 097-755 recorded in Book 10512, Page 464, Ordinance No. 097-754 recorded in Book 10512, Page 477, Ordinance No. BL2013-377 recorded in Instrument No. 20130903-0092714 and Ordinance No. BL2005-875 recorded in Instrument No. 20130903-0092716.

Easement retained in Metro Council Ordinance No. BL2019-1621.

This is improved property located at 65 Lindsley Avenue Unit 314 Nashville TN 37210

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 30th day of December, 2021.

Muse Nashville, LLC

By: Jonathan Harris, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Muse Nashville, LLC, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2021.

Notary Public

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

My Commission Expires: _____