Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

RIA to:

| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON ) |
|---|---|
| **The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203** | The actual consideration or value, whichever is greater, for this transfer is: $950,000.00<br><br>SR<br>Affiant<br><br>Subscribed and sworn to before me, this 11th day of January 2022.<br><br>April N Bradley<br>Notary Public<br>My Commission Expires: 4-19-2025 |

Karen Johnson Davidson County
Batch# 787818 DEEDWARR
01/11/2022 03:40:48 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20220111-0003753

APRIL N BRADLEY NOTARY PUBLIC STATE OF TENNESSEE SMITH COUNTY

# WARRANTY DEED

| Address New Owner: | Send Tax Bills to: | Tax Parcel ID No. |
|---|---|---|
| ATA Orion, LLC<br>900 Woodland Street<br>Nashville, TN 37206 | 900 Woodland Street<br>Nashville, TN 37206 | 01-12-0B-111.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **COLD AF, LLC, a Wyoming limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ATA Orion, LLC, a Tennessee limited liability company** ("Grantee"), Grantee's successors, and representatives, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit No. 111, together with the allocated parking and the appurtenant interest in the Common Elements of The Lofts at Werthan Mills, A Horizontal Property Regime as established by Master Deed for The Lofts at Werthan Mills Condominiums of record in Instrument No. 20031023-0157113, as amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, and Instrument No.20060901-0108138, Registers Office's for Davidson County, Tennessee: said unit being depicted on the site plan attached to said Master Deed as an exhibit, all to which is hereby made for a more complete description thereof.

Being the same property conveyed to Chris Bastin and wife, Juliana Bastin by Warranty deed from Derek E. Gillaspy, a single person of record in Instrument No. 20180202-0010699 Register's Office for Davidson County, Tennessee, dated January 29, 2018 and recorded on February 02, 2018.

Being the same property conveyed to Cold AF LLC, A Wyoming Limited Liability Company by Warranty deed from Chris Bastin and wife, Juliana Bastin of record in Instrument No. 20210629-0088287 Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on June 29, 2021.

This is improved property commonly known as: **1400 ROSA L. PARKS BLVD, UNIT #111, NASHVILLE, TN 37208**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, and representatives, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, and representatives to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, successors and representatives against the lawful claims of all persons whatsoever.

*[Signatures on Following Page]*

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 16th day of January, 2022

**COLD AF, LLC**

By: _____
JESSIE PHILLIPS, AUTHORIZED REPRESENTATIVE

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JESSIE PHILLIPS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of COLD AF, LLC, the within named bargainer, a Wyoming limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand, at office, this 16th day of January 2022.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

_____
Notary Public
My commission expires: _____