THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434493** Karen Johnson Davidson County Batch# 793207 **DEEDWARR** 01/19/2022 12:21:28 PM 2 pgs Fees: $13.00 Taxes: $1,202.13 20220119-0007363	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $324,900.00. Affiant Subscribed and sworn to before me, this 14th day of January, 2022. 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: Shaun Robert Cavanaugh and Erin Eliza Cavanaugh 301 Ella Lane Mt. Juliet, TN 37122	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 11 0H 009.00

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 **Shaun Robert Cavanaugh and Erin Elizabeth Cavanaugh, husband and wife**, ("Grantees"), its 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. 210 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 No. 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.

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.

County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lindsley Property, as recorded in Plat Book 21, Page(s) 25.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of lot 19, and a portion of Lots 18, 20, and 21 on the Map of Lindsley Property, as recorded in Plat Book 5210, Page(s) 360.

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

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants For Stormwater Facilities and Systems recorded in Instrument No. 20200414-0038843.

Easement for Public Right of Way, recorded in Instrument No. 20200127-0009426.

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 210 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 14th day of January, 2022.

Muse Nashville, LLC

By: Jonathan Harris, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jonathan Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Muse Nashville, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 14th day of January, 2022.

Notary Public
My Commission Expires: _____

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