THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210837111** Karen Johnson Davidson County Batch# 794710 DEEDWARR 01/24/2022 04:05:18 PM 2 pgs Fees: $13.00 Taxes: $1,923.63 20220124-0008802	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $519,900.00. Affiant Subscribed and sworn to before me, this 29th day of December, 2021. Notary Public My Commission Expires: HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Galea Capital, LLC 65 Lindsley Avenue Unit 413 Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 11 0H 040.00

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 **Galea Capital, LLC, a Michigan Limited Liability Company**, ("Grantee"), 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. 413 of Muse, a Planned Unit Development (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 and Instrument Number 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.

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 Nos. 20200123-0008592, 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 Agreement for Dedication of Public Right-of-Way, recorded in Instrument No. 20200127-0009426.

Grant of 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.

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

This is improved property located at 65 Lindsley Avenue Unit 413 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 29th day of December, 2021.

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/herself to be the Authorized Agent of Muse Nashville, LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 29th day of December, 2021.

Notary Public

My Commission Expires: _____

