THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220139185

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $690,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of January, 2022.

Notary Public
My Commission Expires

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

Karen Johnson Davidson County
Batch# 796313 DEEDWARR
01/27/2022 12:23:05 PM 2 pgs
Fees: $13.00 Taxes: $2,553.00

20220127-0009988

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Golden Eye Holdings, LLC. 140 Turner Court Bowling Green, KY 42101		Tax Parcel ID No. 093 13 0D 139.00

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, **1510 Terrazzo, LLC, a Texas limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Golden Eye Holdings, LLC, a Kentucky limited liability group** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. R 1510, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784, Instrument No. 20121017-0095418 and Instrument No. 20180627-0061944, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1510 Terrazzo, LLC, a Texas limited liability company, by Quitclaim Deed from 1510 Terrazzo, LLC., a New Jersey limited liability company, of record in Instrument No. 20191025-0109576, in the Register's Office of Davidson County, Tennessee, dated October 16, 2019 and recorded on October 25, 2019.

Being the same property conveyed to 1510 Terrazzo, LLC., a New Jersey limited liability company, by Warranty Deed from John C. Maher and Abbi E. Maher, husband and wife, of record in Instrument No. 20170323-0028315, in the Register's Office of Davidson County, Tennessee, dated March 17, 2017 and recorded on March 23, 2017.

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 2022 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision Plat of Lot 1 Section Sixty-Five Edgehill Estates, as recorded in Instrument No. 20051116-0138405.

Master Deed establishing Terrazzo Condominium of record in Instrument No. 20081223-0122167, as amended by instrument(s) of record in Instrument Nos. 20090213-0012915, 20090316-0023301, 20090325-0026808, 20090827-0080784, 20121017-0095418 and 20180627-0061944; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6236, Page 263.

Easement recorded in Book 4643, Page 498 and Instrument No. 20120521-0043895.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060615-0071498.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060615-0071504.

Memorandum of Lease recorded in Instrument No. 20081009-0102619 and Modification of Memorandum of Lease recorded in Instrument No. 20081230-0123644.

Memorandum of Lease recorded in Instrument No. 20081205-0117745.

Joinder of Mortgagee recorded in Instrument Nos. 20081223-0122168 and 20090914-0085597.

Unrecorded lease between Grantor and The Lamar Companies, dated October 11, 1999, which runs from October 31, 1999 to September 30, 2009, containing a five (5) year extension, a copy of which lease has been delivered to Grantee.

Unrecorded lease, as amended, between Grantor and CRS Company, Inc. dated November 1, 2001, which expired on November 1, 2003, and thus is a month to month lease subject, however, to Section 6.5 of the sales agreement between Grantor and Grantee, a copy of which lease has been delivered to Grantee.

This is improved property located at 700 12th Avenue #1510 Nashville TN 37203

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 24th day of January, 2022.

1510 Terrazzo, LLC.

By: _____
John Duffy, Sole Member

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned, of the State and County aforesaid, personally appeared John Duffy, 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 sole member (or other officer authorized to execute the instrument) of 1510 Terrazzo, LLC, a Texas Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office ~~in Nashville, Tennessee,~~ Austin, Texas this 24th day of January, 2021.

_____
Notary Public

ADREAN MICHELLE MACK
Notary ID #125771450
My Commission Expires
August 11, 2022