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

CRT File No. 220139172

Karen Johnson Davidson County
Batch# 799361 DEEDWARR
02/02/2022 12:28:53 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20220202-0012397

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $345,000.00.

Affiant

Subscribed and sworn to before me, this 31st 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:	Send Tax Bills To:	Tax Information:
Muse Garage, LLC 322 Harvard Avenue Nashville, TN 37205	New Owner	Tax Parcel ID No. 093-11-0-058.00

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 **Muse Garage, LLC, a Tennessee limited liability company**, ("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. 101, together with all common Elements and Limited Common Elements, as shown on Exhibit B to the Declaration of Protective Covenants, Conditions and Restrictions for Muse, a Planned Unit Development (A Horizontal Property Regime with Private Elements) of record as Instrument No. 20200123-0008592, in the Registerâ€™s Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Muse Nashville, LLC, a Tennessee limited liability company, by Warranty Deed from The Fuel Tank, LLC, a Tennessee limited liability company, of record in Instrument No. 20191021-0107764 in the Registerâ€™s Office for Davidson County, Tennessee, and further conveyed by Quit Claim Deed from The Fuel Tank, LLC, a Tennessee limited liability company, of record Instrument No. 20191021-0107765.

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.

Restrictions Dedications, Conditions, Reservations, Easements and other matters shown as Muse, a Planned Unit Development (A Horizontal Property Regime with Private Elements), on Exhibit "B", of record as Instrument No. 2020123-0008592, and also recorded as Instrument No. 20211001-0132086; as affected by First Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Muse - Rutledge Hill.

Agreement for Dedication of Public Right of Way as set forth in instrument recorded in Instrument No. 20200127-0009426.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded in Instrument No. 20200414-0038843.

Easement for Right of Way, recorded in Instrument No. 20210802-0103594.

Charter of Articles of Organization of Muse Nashville, LLC, recorded in Instrument No. 20190531-0051840.

Rights or claims of tenants under unrecorded leases.

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 31st 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 31st day of January, 2022.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023