Karen Johnson Davidson County
Batch# 803201 DEEDWARR
02/10/2022 10:46:36 AM 4 pgs
Fees: $23.00 Taxes: $2,923.00
20220210-0015553

GENERAL WARRANTY DEED

FROM: PPS DEVELOPMENT, INC.

TO: SHR REALTY GROUP, LLC

This instrument w
Scott Fielding, Esq,
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
SHR Realty Group, LLC Attention: Cody Smith 33 Music Square West, Suite 100A Nashville, Tennessee 37203	Same	092 16 0A 007.00-CO

STATE OF Arizona)
COUNTY OF Maricopa)

This actual consideration or value, whichever is greater, for this transfer is $790,000.00.

JOSEPH HOOD
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
Commission #: 547668
My Comm. Expires July 3, 2022

Affiant

Sworn to and subscribed before me, this 2nd day of February, 2022

Notary Public

My Commission Expires: July 3rd 2022

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PPS DEVELOPMENT, INC.**, a California corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **SHR REALTY GROUP, LLC**, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

The Property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 33 Music Square West 100B, Nashville, Davidson County, Tennessee 37203 which Unit No. 100B consists of Basement Floor (approximately 1270 square feet +/-) and Second Floor (approximately 1698 square feet +/-).

TO HAVE AND TO HOLD the said Property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that Grantor is lawfully seized and possessed of a fee simple interest in the Property, the Grantor has a good right to convey the Property, and the Property is unencumbered except as to those matters set forth on Exhibit "B" attached hereto, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit "B" attached hereto, Grantor does further covenant and binds itself, its heirs, successors and assigns to warrant and forever defend title to the Property herein conveyed, to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number 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 caused this deed to be executed effective as of the 2nd day of February, 2022.

GRANTOR:

PPS DEVELOPMENT, INC.,
a California corporation

By: _____
Name: Tiffany Trevethan
Title: President and CEO

STATE OF Arizona)
COUNTY OF Maricopa)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Tiffany Trevethan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President/CEO of PPS Development, Inc., the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing on behalf of the corporation.

Witness my hand and seal at office in Queen Creek AZ, this 2nd day of February, 2022.

_____
Notary Public

My Commission Expires: July 3rd 2022

JOSEPH HOOD
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
Commission #: 547668
My Comm. Expires July 3, 2022

EXHIBIT A

PROPERTY DESCRIPTION

Situated in Davidson County, Tennessee, being Unit No. 100 B, as shown on Exhibit A1 to the Third Amendment to Master Deed Establishing Horizontal Property Regime of Georgetown Place Office Condominiums of record in instrument No. 20101026-0085765, Register's Office for Davidson County, Tennessee, as corrected by a certain Scrivener's Affidavit of record in Instrument No. 20220128-0010381, said Register's Office, and originally shown as Exhibit "A-1" on the First Amendment to the Master Deed for Georgetown Place Office Condominiums of record in Book 6431, Page 85, said Register's Office, which amended the Master Deed of record in Book 6241, Page 303, said Register's Office, which failed to attach the Plan as an Exhibit. Said Master Deed was further amended by second Amendment thereto of record in Instrument No. 20010425-0041027, said Register's Office, together with an undivided interest in the common elements and other rights set forth in such Master Deed and Amendments heretofore referenced and by Master Deed, as revised, being part of Section One on the Plan of Georgetown Place, of record in Plat Book 6050, Page 30, said Register's Office.

Being the same property conveyed to PPS Development, Inc. by deed of record in Instrument No. 20170613-0059196, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2022, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 6050, Page 30, Register's Office for Davidson County, Tennessee.

3. Any Easement(s) retained under Ordinance No. 77- 577 in the Metropolitan Clerk's Office.

4. The Property is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing Horizontal Property Regime of Georgetown Place Office Condominiums of record in Book 6241, Page 303, as amended in Book 6431, Page 85, Instrument No. 20010425-0041027, Instrument No. 20101026-0085765 and Instrument No. 20181113-0111920, Register's Office for Davidson County, Tennessee.

5. Charter of Georgetown Place Office Condominiums Association, Inc., record in Book 6436, Page 140, in the Register's Office for Davidson County, Tennessee.

6. Subject to rights of others in and to the common areas and/or elements.

7. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.