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

CRT File No. 220239716

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00.

Affiant

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

Notary Public
My Commission Expires

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 2023

Karen Johnson Davidson County
Batch# 812340 DEEDWARR
02/28/2022 11:06:11 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00

20220228-0022336

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lane Holding, LLC 105A Page Road Nashville TN 37205	New Owner	Tax Parcel ID No. 130 01 0I 001.00

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, **Alastair Miller and Lauren Miller, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lane Holding, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 105 A of 105 Page Road Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 105 Page Road Townhomes, a Horizontal Property Regime, of record in Instrument No. 20140328-0025804, as amended and restated recorded in Instrument No. 20150126-0007476 and amended in Instrument No. 20150331-0027885 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 the same property conveyed to Alastair Miller and Lauren Miller, husband and wife, by Warranty Deed from Sam Houston Moran and Melanie Moran, husband and wife, of record in Instrument No. 20190415-0034351, in the Register's Office for Davidson County, Tennessee, dated April 12, 2019 and recorded on April 15, 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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks - I, J & L, as recorded in Plat Book 1130, Page(s) 71 and 72.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Minor Subdivision, Final Plat Revision to Lots 1 and 2, 2nd Revised Plan, Highlands of Belle Meade No. 2 Block "J", as recorded in Plat Instrument No. 20130822-0088728.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 105 Page Road Townhomes of record in Instrument No. 20140328-0025804, as amended and restated in Instrument No. 20150126-0007476 and amended in Instrument No. 20150331-0027885; 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 Covenant for Detached Structure recorded in Instrument No. 20140521-0043581.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6288, Page 463.

Easement recorded in Book 11688, Page 669.

This is improved property located at 105A Page Road Nashville TN 37205

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 25th day of February, 2022.

Alastair Miller

Lauren Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alastair Miller and Lauren Miller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2022.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023