(1)

WARRANTY DEED

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DM-FC-22-515-4007

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $642,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2022.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/16/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 812965 **DEEDWARR**
03/01/2022 11:36:09 AM 2 pgs
Fees: $13.00 Taxes: $2,377.25

20220301-0023106

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Actio, Inc.	New owner	
(NAME)	(NAME)	**093 06 1M 142.00CO**
80 Goldfinch Crescent		
(ADDRESS)	(ADDRESS)	
Tiny Township ON L0L2J0 Canada		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN R. DECKARD, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ACTIO, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Unit No. 4007, of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument Nos. 20181009-0099878, 20191016-0106180 and 20210302-0027008, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record as Instrument 20171218-0128945, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Unit.

Being the same property conveyed to Steven R. Deckard, single man, by Warranty Deed from 505 Property, LLC, a Delaware limited liability company, of record in Instrument No. 20190517-0046567, in the Register's Office of Davidson County, Tennessee, dated May 16, 2019 and recorded on May 17, 2019.

This conveyance is subject to:
• Property taxes for 2022 and subsequent years, a lien not yet due and payable.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 505 CST, Resubdivision of Lot 90 and Part of Lot 91 on the Plan of the Original Town of Nashville (Not of Record) and the Plat of the Jackson Estate Property being part of Lots 90 and 91 on the Original Plan of Nashville, of Record in Plat Book 843, Page 12, R.O.D.C., as recorded in Instrument No. 20140926-0089008.
• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 505 Master Condominium of record in Instrument No. 20171218-0128945, and Partial Assignment of Declarant Rights by instrument(s) of record in Instrument No. 20191002-0100557; 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.
• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 505 High Rise Condominium of record in Instrument No. 20171218-0128946, as amended by instrument(s) of record in Instrument Nos. 20181009-0099878, 20191016-0106180 and 20210302-0027008; 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 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613 and Instrument No. 20050124-0008719.
• Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Easements recorded in Instrument No. 20141114-0105300, as amended in Instrument No. 20171218-0128944
• Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170504-0044298.
• Easement recorded in Instrument No. 20070625-0075451.
• Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070919-0111878.
• Easement for Dedication of Pedestrian Sidewalk, recorded in Instrument No. 20140923-0087004, as amended in Instrument No. 20151231-0131612.
• Easement for Dedication of Right of Way and Pedestrian Sidewalk, recorded in Instrument No. 20151231-0131613.
• Memorandum of Development Agreement as set forth in instrument recorded in Instrument No. 20151203-0122108.
• Memorandum of Parking Lease and License recorded in Instrument No. 20141114-0105301 and Assignment and Assumption of Development Documents recorded in Instrument No. 20151203-0122110 and amendment recorded in Instrument No. 20171218-0128943.
• Ordinance recorded in Book 10512, Page 464 and Instrument No. 20020626-0076795.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **515 Church St #4007, Nashville, Tennessee 37219**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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.

Witness my/our hand(s) this the 25 DAY OF FEBRUARY, 2022.

Steven R. Deckard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN R. DECKARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
~~Rudy Title and Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064