THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 21123894B**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $655,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2022. Notary Public My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 813888 **DEEDWARR**
03/02/2022 12:57:54 PM 2 pgs
Fees: $13.00 Taxes: $2,423.50

20220302-0023744

WARRANTY DEED

Address New Owner: Matthew Lawrence Murphy and Kathleen Lenze 825 3rd Avenue North Nashville TN 37201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-13-0E-136.00 CO

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, **William Penz and Kimberly Penz, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Lawrence Murphy and Kathleen Lenze, tenants in common**, ("Grantees"), their 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. 136, on the Horizontal Property Regime for District Lofts, as recorded in the Master Deed of record in Instrument No. 20080104-0001256, corrected by Surveyor's Certificate of Correction of record in Instrument No. 20080111-0003537 and amended by First Amendment of record in Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to WILLIAM PENZ, A MARRIED PERSON AND KIMBERLY PENZ, HIS WIFE, by deed from MICHAEL HARLOW AND LISA HARLOW, HUSBAND AND WIFE, of record in Instrument No. 20150218-0013642 , dated February 13, 2015 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 082-13-0E-136.00 CO.

Master Deed of record in Instrument No. 20080104-0001256 and corrected by Surveyors Certificate of Correction in Instrument No. 20080111-0003637 and amended in Instrument No.. 20080609-0059308, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050825-0101609 and Instrument No. 20061122-0144834, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20061122-0144802, said Register's Office.

Agreement for Dedication of Easement for Strom Drainage of record in Instrument No. 20050825-0101610, said Register's Office.

Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20170717-0071706, said Register's Office.

This is improved property located at 825 3rd Avenue North Nashville TN 37201

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 28th day of February, 2022.

William Penz

Kimberly Penz

STATE OF ~~TENNESSEE~~ TEXAS)
COUNTY OF ~~DAVIDSON~~ Collin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Penz and Kimberly Penz, 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 28th day of February, 2022.

Notary Public

My Commission Expires: 07-25-2024

MIGUEL BAUTISTA
Notary Public, State of Texas
Comm. Expires 07-25-2024
Notary ID 129065688