Karen Johnson Davidson County
Batch# 848180 DEEDWARRSP
04/29/2022 11:16:28 AM 4 pgs
Fees: $23.00 Taxes: $8,510.00
20220429-0049951

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
218, LLC PO Box 121799 Nashville, TN 37212	New Owner	093-02-3F-004.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Hubert Worrell, Trustee of the Denali PAN Trust dated April 18, 2019**, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and convey unto **218, LLC, a Tennessee limited liability company**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said Property together with all the improvements and fixtures thereon and all easements, privileges, appurtenances, estate, title and interest thereunto belonging unto the said Grantee, and Grantee's successors and assigns, in fee simple forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth in EXHIBIT "B", which is attached hereto and incorporated herein by reference, the Property is free from any lien or encumbrance whatsoever.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's successors and assigns, to warrant and forever defend the title to said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor.

(*The remainder of this page is left intentionally blank.*)

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 28th day of April, 2022.

GRANTOR:

Denali PAN Trust dated April 18, 2019

By: _____
Hubert Worrell, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hubert Worrell, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee of Denali PAN Trust dated April 18, 2019, the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of Denali PAN Trust, by the said Hubert Worrell, as its Trustee.

IN WITNESS WHEREOF, this the 28th day of April, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 11-6-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,300,000.00.

_____
Affiant

Subscribed and sworn to before me this 28th day of April, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 11-6-2024

EXHIBIT "A"

LEGAL DESCRIPTION

Being a certain commercial condominium apartment situated in Davidson County, Tennessee, being Unit No. 4, and the appurtenant interest in the combined common elements and combined storage of 218 Building Lofts, a Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Declaration of Condominium for 218 Building Lofts, a Condominium, of record in Instrument No. 20170307-0022583; as amended in Instrument No. 20190429-0039461, Register's Office for Davidson County, Tennessee. Said Unit and the appurtenant combined common elements and combined storage of 218 Building Lofts being also depicted on the site plan of 218 Building Lofts, a Condominium, attached as exhibit to the said Declaration of Condominium, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 218 Building Lofts, a Condominium provided in said Declaration of Condominium, as amended, together with the By-Laws appended thereto, the aforementioned site plan attached as exhibit to said Declaration of Condominium, as amended and the undivided percentage interest in the common elements and combined storage appurtenant to each Unit, and all 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 thereof, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Together with space STOR #1, which is assigned as a Limited Common Element appurtenant to the above described Unit, as set forth and defined in the said Declaration of Condominium.

Being the same property conveyed to Hubert Worrell, Trustee of the Denali PAN Trust dated April 18, 2019 by Special Warranty Deed from 218 LLC, a Tennessee limited liability company, dated April 25, 2019, recorded April 29, 2019, of record in Instrument No. 20190429-0039463, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Davidson County taxes for the year 2022 and thereafter, not yet due and payable.

2. The premises herein insured 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 a Horizontal Property Regime of 218 Building Lofts of record in Instrument Number 20170307-0022583, as amended by First Amendment to Declaration of Condominium of record in Instrument No. 20190429-0039461, Register's Office for Davidson County, Tennessee.

3. Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

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

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