Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 853369 DEEDWARR
05/11/2022 08:55:30 AM 5 pgs
Fees: $28.00 Taxes: $9,342.50
20220511-0053651

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 2,525,000.00

AFFIANT

Sworn to and subscribed before me this 10th day of April, 2022.

NOTARY PUBLIC

Commission expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/14/2025

THIS INSTRUMENT PREPARED BY:
SPRAGINS, BARNETT &COBB, PLC
312 E. Lafayette Street
Jackson, TN 38301
(731) 424-0461
jp@spraginslaw.com

Person or agency responsible for payment of taxes:

Future Four Him, LLC
220 N. Compass Dr.
Ft. Lauderdale, FL 33308

PROPERTY OWNER AND ADDRESS:

Future Four Him, LLC
515 Church Street Unit 3112
Nashville, Tennessee 37219

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **GREG KELLEY and wife, VICKY KELLEY** ("Grantors"), have this day bargained and sold and do by these presents sell, alien, transfer, grant and convey to **FUTURE FOUR HIM, LLC,** Delaware limited liability company ("Grantee"), all right, title and interest in that certain lot or parcel of real estate lying and being in Nashville, Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Tax Parcel 093-06-1M-027.00

Unit No. 3112, 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 No. 20181009-0099878, as amended in Instrument No. 20191016-0106180, and further amended in Instrument No. 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 Metropolitan Development and Housing Agency by Quitclaim deed from 505, LLC, a Tennessee limited liability company of record in Instrument No. 20151203-0122106 Register's Office for Davidson County, Tennessee, dated November 23, 2015 and recorded on December 03, 2015.

Further, Being the same property conveyed to Greg Kelley and Vicky Kelley, husband and wife by Warranty deed from 505 Property , LLC, a Delaware limited liability company of record in Instrument No. 20210308-0030150 Register's Office for Davidson County, Tennessee, dated March 05, 2021 and recorded on March 08, 2021.

Being improved property also known as 515 Church Street, Unit No. 3112 Nashville, Tennessee 37219.

TO HAVE AND TO HOLD said above described real estate together with all improvements thereon and appurtenances thereunto belonging to the said Grantee, its successors, and assigns forever.

Grantors covenant with the Grantee, that Grantors are lawfully seized and possessed of said real estate and have a good and lawful right to sell and convey the same; that it is free and unencumbered with the exception of :

1. 2022 ad valorem property taxes which shall be prorated and paid by the Grantee; and

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171218-0128945, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; and

3. Charter for 505 Master Association of record in Instrument No. 20171213-0127264, in the Register's Office for Davidson County, Tennessee; and

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171218-0128946 and Instrument No. 20181009-0099878, Instrument No.20191016-0106180, and Instrument No. 20210302-0027008, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; and

5. Charter for 505 High Rise Condominium Association of record in Instrument No. 20171213-0127265, in the Register's Office for Davidson County, Tennessee; and

6. Easement Agreement of record in Instrument No. 20070625-0075451, in the Register's Office for Davidson County, Tennessee; and

7. Agreement for Dedication of Right of Way & Pedestrian Sidewalk Agreement of record in Instrument No. 20151231-0131613, in the Register's Office for Davidson County, Tennessee; and

8. Stormwater Facilities & Systems of record in Instrument No. 20150820-0084149 and Instrument No. 20170504- 0044298, in the Register's Office for Davidson County, Tennessee; and

9. Capital Mall Redevelopment Project Plan & Restrictions of record in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124- 0008719, in the Register's Office for Davidson County, Tennessee; and

10. Assignment & Assumption of Development Documents of record in Instrument No. 20151203-0122110, in the Register's Office for Davidson County, Tennessee; and

11. Memorandum of Development Agreement of record in Instrument No. 20151203-0122108, in the Register's Office for Davidson County, Tennessee; and

12. Agreement for Dedication of Pedestrian Sidewalk Easement of record in Instrument No. 20140923-0087004, as amended in Instrument No. 20151231-0131612, in the Register's Office for Davidson County, Tennessee; and

13. Memorandum of Parking Lease & License of record in Instrument No. 20141114-0105301, as amended in Instrument No. 20171218-0128943, in the Register's Office for Davidson County, Tennessee; and

14. Declaration of Covenants & Easements (Fifth & Church Parking Garage) of record in Instrument No. 20141114- 0105300, as amended in Instrument No. 20171218-0128944, in the Register's Office for Davidson County, Tennessee; and

15. Drainage Easement of record in Instrument No. 20081013-0102933 and Maintenance Agreement of record in Instrument No. 20070919-0111878, in the Register's Office for Davidson County, Tennessee.

16. Rights and easements of adjoining landowners in and to any party wall(s) located on the Parcel; and

17. Subject to right of others in and to the common areas and/or elements.

With the foregoing exceptions, the Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand this the 19th day of April, 2022.

GREG KELLEY

VICKEY KELLEY

Vicky

ACKNOWLEDGMENTS

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, the undersigned, a Notary Public, and for said State and County, personally appeared, **Greg Kelley** with whom I am personally acquainted and who, upon oath, executed the within instrument for the purposes contained.

Witness my hand and official seal in said state and county, this the 19 day of April, 2022.

Notary Public

JERRY P. SPORE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

My commission expires: 8-27-2023

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, the undersigned, a Notary Public, and for said State and County, personally appeared, **Vickey Kelley** with whom I am personally acquainted and who, upon oath, executed the within instrument for the purposes contained.

Witness my hand and official seal in said state and county, this the 19 day of April, 2022.

Notary Public

JERRY P. SPORE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

My commission expires: 8-27-2023

Certificate of Authenticity

I, Beth Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **April 20, 2022**.

Affiant Signature

April 20, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

20th day of **April**, 20 **22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

