SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,875,000.00.
Karen Johnson Davidson County Batch# 866119 DEEDWARRSP 06/01/2022 03:53:15 PM 4 pgs Fees: $23.00 Taxes: $6,937.50 20220601-0063455	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2022. Notary Public MY COMMISSION EXPIRES: 11/3/25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law 201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LTS Investments, LLC	Same	093023A00400CO
(NAME)	(NAME)	
219 Second Ave N, Ste 300		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SAVANNAH KATELYN SUITERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

D. SCOTT PARSLEY

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LTS INVESTMENTS LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A – Legal Description

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B - Exceptions

To have and to hold the above described property together with all and singular the rights of purtenance thereto in any form belonging unto the said Grantees, their heirs successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind himself and Grantor's heirs and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the properties, and by acceptance of this deed, accepts the properties "as is" and "where is" in its present conditions. 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 our hands this 31 day of May, 2022.

D. SCOTT PARSLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of MAY, 2022, before me personally appeared D. SCOTT PARSLEY, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

NOTARY PUBLIC

JOSHUA G. STRICKLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
07/03/2023

EXHIBIT A

Land in Davidson County, Tennessee, being more particularly described as follows: Those certain Premises being the Third Floor, comprising a portion of the Project known as 219 Market Street Building, said Project having been established as a Horizontal Property Regime by Declaration dated April 20, 1979, and recorded in Book 5424, page 27, Register's Office, Davidson County, Tennessee; amended in Book 9596, page 941, said Register's Office, said premises being more particularly described as follows:

Being Unit Space label as Three (3), the same being the third story of said Project as shown on the plat of record in Book 5200, page 153, Register's Office, Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said unit and easements through said unit appurtenant to the common elements and other units, all as set forth in said Declaration, and the undivided 25% interest in the floor appurtenant to said unit in all the common elements of said Project, as described in said Declaration, including the building and land.

Being the same property conveyed to D. SCOTT PARSLEY A/KA DAVID SCOTT PARSLEY, by deed from DEWARD B. COURTNEY AND WIFE, RHONDA L. COURTNEY, of record in Instrument No. 20101029-0086955, dated October 29, 2010, said Register's Office.

EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 093-02-3A-004.00-CO.

2. Matters shown on the Plan of record in Plat Book 5200, page 153, said Register's Office.

3. Master Deed of record in Book 5424, page 27, By-Laws of record in Book 5424, page 34 and amendment of record in Book 9596, page 941, and a Second amendment of record by Instrument No. 20220513-0055177, said Register's Office.