Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

File #2022-200

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,000.00.

Affiant

Subscribed and sworn to before me on June 14th, 2022.

NOTARY PUBLIC
My Commission Expires:

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 872592 DEEDWARR
06/16/2022 10:50:02 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20220616-0068961

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Top Line Ventures, LLC c/o Tim Crane and Rob Roig 2002 Castleman Drive, Unit 1 Nashville, TN 37215	New Owner	093-13-0A-403.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SM403, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **TOP LINE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 403, together with the appurtenant interest in the common elements of Spence Manor Condominium, a Horizontal Property Regime established by Master Deed of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to ROBERT W. PROCTOR, JR AND DANIEL JACKSON HOWARD, by deed from P1 INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190307-0021002, dated March 15, 2019, said Register's Office.

Further being the same property conveyed to SM403 LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from ROBERT W. PROCTOR, JR AND DANIEL JACKSON HOWARD, of record in Instrument No. 20190701-0063832, dated June, 2019, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 11 Music Sq E, Unit 403, Nashville, TN 37203.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand on June 14, 2022.

Grantor:

SM403, LLC, a Tennessee limited liability company

By: _____
Sarah Sadler Butler, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Sarah Sadler Butler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath herself to be the President of SM403, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company as President.

Witness my hand, at office, this 14th day of June, 2022.

_____
Notary Public

My Commission Expires
February 26, 2023

My Commission expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY