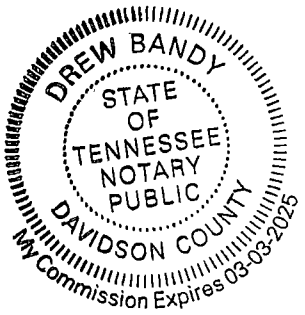
Karen Johnson Davidson County
Batch# 873227 DEEDWARRSP
06/16/2022 02:15:47 PM 5 pgs
Fees: $28.00 Taxes: $28,619.50
20220616-0069166

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$7,735,000.00~~.

Affiant

Subscribed and sworn to before me, this the 15 day of June, 2022.

Notary Public

My commission expires: 3·3·25

THIS INSTRUMENT WAS PREPARED BY
KAALBERG LAW, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Angie Lawless 204 S 11th Street Nashville, TN 37206	*New Owner*	071150L10100CO 071150L10200CO 071150L10300CO 071150L10500CO 071150L20100CO 071150L20200CO 071150L20300CO 071150L20400CO 071150L20500CO 071150L20600CO 071150L30100CO 071150L30200CO 071150L30300CO 071150L30400CO 071150L30500CO 071150L30600CO 071150L40000CO

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, 1225 LISCHEY, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto PETER JONES, as to a 25% interest, STEPHEN CODY WILKINS, as to a 25% interest, LOCKELAND PLACE PARTNERS, GP, as to a 25% interest, and DUE SOUTH, LLC, as to a 25% interest, as tenants-in-common (collectively, "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 400 Douglas Avenue, Unit 400, and 404 Douglas Avenue, Units 101-103, 105, 201-206, and 301-306, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever. 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 those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 14th day of June, 2022.

GRANTOR:

1225 LISCHEY, LLC

By: _____
Name: Frank E. Neal IV
Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank E. Neal IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Authorized Signatory of 1225 Lischey, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Signatory of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Frank E. Neal IV, Authorized signatory of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 14 day of June, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 9/8/25

EMILY NAVARRO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Units No. 101, 102, 103, 105, 201, 202, 203, 204, 205, 206, 301, 302, 303, 304, 305, 306 and 400 of a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Wanderer East Condominium of record in Instrument Number 20190308-0021588, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, 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; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to 1225 Lischey, LLC, a Tennessee limited liability company, by Quitclaim deed from Wanderer East General Partners, a Tennessee General Partnership, of record in Instrument No. 20190130-0008859 Register's Office for Davidson County, Tennessee, dated January 29, 2019 and recorded on January 30, 2019.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2022, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.

3. Declaration of Wanderer East Condominium of record in Instrument Number 20190308-0021588, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20190107-0001522, in the Register's Office for Davidson County, Tennessee.

5. Charter of Wanderer East Owner's Association, Inc of record in Instrument Number 20190308-0021587, in the Register's Office for Davidson County, Tennessee.

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

7. Rights or claims of parties in possession not shown by the public records.