SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 926789 DEEDWARRSP
10/06/2022 02:36:30 PM 6 pgs
Fees: $33.00 Taxes: $6,660.00
20221006-0110430

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 10-22-2025

(AFFIX SEAL)

JULIE BOSTIAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 214 Second Ave. N., Ste 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2nd Avenue Penthouse, LLC	2nd Avenue Penthouse, LLC	093023A005.00
(NAME)	(NAME)	
118 16th Ave. South, Suite 4-269	118 16th Ave. South, Suite 4-269	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE,

THOMAS F. MINK, II and JULIE ANN MINK

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2ND AVENUE PENTHOUSE, LLC, a Tennessee Limited Liability Company.**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE THIRTEENTH COUNCILMANIC DISTRICT (4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, their successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors 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 property, and by acceptance of this deed, accepts the property "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 my hand this 5th day of October, 2022.

THOMAS F. MINK II

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **THOMAS F. MINK II**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2022.

NOTARY PUBLIC

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

JULIE ANN MINK

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JULIE ANN MINK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2022.

NOTARY PUBLIC

My Commission Expires:



EXHIBIT A

Legal Description

Those certain premises 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 the Register's Office for Davidson County, Tennessee, said premises being more particularly described as follows:

Being Unit Space labeled as Four (4) the same being the fourth Story of said Project, as shown on the Plan of record in Book 7292, Page 892, Registers Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said units and easements through said units appurtenant to the common elements and other units, all as set forth in said Declaration, and the undivided twenty-five percent (25%) interest in each floor appurtenant to said units in all the common elements of said project, as described in said Declaration, including the building and the land, together with all fixtures, now or hereinafter installed therein or appurtenant thereto, including, but without limiting the scope of the foregoing, all plumbing, heating and air conditioning equipment, appliances, gas and electric fixtures, carpets and linoleums which are or shall be attached permanently to the premises, all of which are and shall be deemed to be fixtures and a part of the realty; all other privileges and appurtenants thereto belonging; and all the rents, issues, and profits which may arise or be had therefrom. All of the foregoing are herein referred to as the Premises.

Being the same property conveyed to Thomas F. Mink, II and Julie Ann Mink, by Warranty Deed, from R.B. Parker, Jr., on the 14th day of January, 2008, of record in Instrument No.: 20080123-0007062, in Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS

1. Davidson County Property Taxes for the year 2022, are paid and pro rated at closing.

2. Subject to all matters shown on Plan of record in Book 5200, page 153, Register's Office, Davidson County, Tennessee.

3. The premises herein is a condominium established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the Bylaws for the administration thereof; 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 covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed of record in Book 5424, page 34, Register's Office, Davidson County, Tennessee, and the Bylaws of record in Book 5424, page 34, Register's Office, Davidson County, Tennessee, establishing and Bylaws of Horizontal Property Regime; as amended in Book 9596, page 941, said Register's Office.

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

Certificate of Authenticity

I, Seth Dearinger, do hereby make oath that I am 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 October 5, 2022

10/6/2022

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of October, 2022.

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025