WARRANTY DEED

Karen Johnson Davidson County
Batch# 968345 DEEDWARR
02/07/2023 11:40:03 AM 2 pgs
Fees: $13.00 Taxes: $772.53

20230207-0008880

B-SH-22-295-RYAN

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,792.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Barton Enterprises, LLC	**New Owner**	
(NAME)	(NAME)	**119-03-0B-038.00-CO**
1208 W Washington St.		
(ADDRESS)	(ADDRESS)	
Mount Pleasant, IA 52641		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DILL PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN BARTON ENTERPRISES, LLC, AN IOWA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 108, Building 295, on the Amended Plan of Bradford Flats Condominium, a Horizontal Property Regime with Private Elements of record in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220606-0064634, amended from Instrument No. 20220222-0019981, amended and restated in Instrument No. 20220815-0092382, and corrected in Instrument No. 20220901-0098691, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Daymar Properties of Nashville, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Invest-X Corporation, a Tennessee corporation, of record in Instrument No. 20050302-0023019 Register's Office for Davidson County, Tennessee, dated February 28, 2005 and recorded on March 02, 2005.

Being a portion of the same property conveyed to D.B. Perry Holdings, G.P., a Tennessee General Partnership, by Quit Claim Deed from Daymar Properties of Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20131126-0121518 Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on November 26, 2013.

Being a portion of the same property conveyed to Eric M. Dill by Special Warranty Deed from D.B. Perry Holdings, G.P., a Tennessee General Partnership of record in Instrument No. 20210727-0100539 Register's Office for Davidson County, Tennessee, dated July 26, 2021 and recorded on July 27, 2021.

Being a portion of the same property conveyed to Dill Property Holdings, LLC, a Tennessee limited liability company, by Quit Claim Deed from Eric M. Dill, dated May 31, 2022, recorded June 22, 2022, in Instrument No. 20220622-0071136, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4660, Page 109, and Book 5200, Page 482 Register's Office for Davidson County, Tennessee.
- Easements of record in Book 6004, Page 571 and Book 8925, Page 977, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220222-0019981, as amendment recorded at Instrument No. 20220606-0064634, amended and restated in Instrument No. 20220815-0092382, and corrected in Instrument No. 20220901-0098691, Register's Office for Davidson

County, Tennessee.
• All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Plus Park Commercial Condominium of record in Instrument Number 20180730-0074077 and Supplement and Amendment to the Master Deed of Plus Park Commercial Condominiums recorded in Instrument No. 20210727-0100538, with Supplement, Amendment and Correction in Instrument No. 20220816-0092707, Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20180730-0074076, in the Register's Office for Davidson County, Tennessee.
• Easements of record in Book 6004, Page 571 and Book 8925, Page 977, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **295 Plus Park Blvd. #108, Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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/our hand(s) this the 3rd DAY OF FEBRUARY, 2023.

Dill Property Holdings, LLC, a Tennessee limited liability company

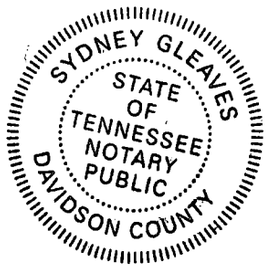
BY: _____
Rachel Wilson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL WILSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of DILL PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of February, 2023.

_____
Notary Public
My Commission Expires: 04-27
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212