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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243664** Karen Johnson Davidson County Batch# 976656 DEEDWARR 03/03/2023 12:07:35 PM 3 pgs Fees: $18.00 Taxes: $9,805.00 20230303-0015366	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,650,000.00. Affiant Subscribed and sworn to before me, this 2nd day of March, 2023. Notary Public My Commission Expires: 7/6/26 LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Stephen Cannon and Ann Cannon 160 2nd Avenue South #2602 Nashville TN 37201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093064E09500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael D. Johnson, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Cannon and Ann Cannon, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Unit 2602 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.580 percentage interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson, County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.

Being the same property conveyed to Michael D. Johnson, an unmarried man, by Special Warranty Deed from 151 Nashville Project LP, a Delaware Limited Partnership, of record in Instrument No. 20220930-0107949, in the Register's Office for Davidson County, Tennessee, dated September 27, 2022 and recorded on September 30, 2022.

Being a part of the same property conveyed to 151 Nashville Project, LP, a Delaware limited partnership by Quitclaim Deed from Market Street Apartments, Ltd., a Tennessee limited partnership ("MSA"), Jacob ("Jack") May, an unmarried man ("May"), and Mary Loventhal Jones, an unmarried woman ("Jones"), of record in Instrument No. 20190305- 0019846, in the Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded March 5, 2019.

Being a part of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Quitclaim Deed from Jacob ("Jack") May, an unmarried man, of record in Instrument No. 20190305-0019845, in the Register's Office of Davidson County, Tennessee, dated February 25, 2019, and recorded on March 5, 2019.

Being a part of that 4.95% interest in the same real property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Warranty Deed from Mary Loventhal Jones, of record in Instrument No. 20190305-0019844, in the Register's Office of Davidson County, Tennessee, dated February 26,
2019, and recorded on March 5, 2019.

Being a part of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Warranty Deed from Jacob ("Jack") May, an unmarried person, of record in Instrument No. 20190305-0019843, in the Register's Office of Davidson County, Tennessee, dated February 25, 2019, and recorded on March 5, 2019.

Being a part of that 95.05% interest in the same real property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Warranty Deed from Market Street Apartments, Ltd., a Tennessee limited partnership, of record in Instrument No. 20190305-0019842, in the Register's Office of Davidson County, Tennessee, dated February 25, 2019, and recorded on March 5, 2019.

Being a part of that 4.95% interest in real property conveyed to Mary Loventhal Jones by Quitclaim Deed from Market Street Apartments, Ltd., a Tennessee limited partnership, of record in Instrument No. 20181004-0098782, in the Register's Office of Davidson County, Tennessee, dated August 23, 2018, and recorded on October 4, 2018.

Being a part of the same property conveyed to Jacob May, an unmarried person, (being the same person as Jack May), by Quitclaim Deed from H.G. Lipscomb Realty, LLC, a Tennessee limited liability company, of record in Instrument No. 20150824-0085132, in the Register's Office of Davidson County, Tennessee, dated August 21, 2015, and recorded on August 24, 2015.

Being a part of the same property conveyed to Jacob May, an unmarried person, by Special Warranty Deed from H.G. Lipscomb Realty, LLC, a Tennessee limited liability company, of record in Instrument No. 20150824-0085131, in the Register's Office of Davidson County, Tennessee, dated August 21, 2015, and recorded on August 24, 2015.

Being a part of the same property conveyed to H.G. Lipscomb Realty, LLC, a Tennessee limited liability company, by Quitclaim Deed from H.G. Lipscomb & Company, a Tennessee corporation, of record in Instrument No. 20150824- 0085130, in the Register's Office of Davidson County, Tennessee, dated August 21, 2015, and recorded on August 24, 2015.

Being a part of the same property conveyed to Market Street Apartments, Ltd., a Tennessee limited partnership, by Quitclaim Deed from Javan Keith, individually, and Javan Enterprises, Inc., a Tennessee corporation, of record in Book 6180, Page 678, in the Register's Office of Davidson County, Tennessee, dated November 21, 1983, and recorded on November 22, 1983.

Being a part of the same property conveyed to Market Street Apartments, Ltd., by Warranty Deed from Javan Keith and wife, Peggy Keith, of record in Book 6179, Page 755, in the Register's Office of Davidson County, Tennessee, dated November 21, 1983, and recorded on November 21, 1983.

Being a part of the same property conveyed to Market Street Apartments, Ltd., by Warranty Deed from Javan Enterprises, Inc., a Tennessee corporation, of record in Book 6179, Page 751, in the Register's Office of Davidson County, Tennessee, dated November 21, 1983, and recorded on November 21, 1983.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Upper Ferry Plan, as recorded in Book R, Pages 420 and 421.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Consolidation of 151 First Avenue, as recorded in Instrument No. 20190403-0030305.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20190312-0022309.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190320-0025463.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants Bonus Height Program recorded in Instrument No. 20190617-0058068.

Easement for Communications, recorded in Instrument No. 20201228-0153306.

This is improved property located at 160 2nd Avenue South #2602 Nashville TN 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And 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 current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2023.

Michael D. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael D. Johnson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2023.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026