This instrument was prepared by:
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2049 Century Park East, Suite 1700
Los Angeles, CA 90067

Karen Johnson Davidson County
Batch# 986796 DEEDWARR
03/30/2023 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20230330-0023154

STATE OF TENNESSEE
COUNTY OF Davidson

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 29th day of November, 2022.

Notary Public
My Commission Expires:
3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

Address Grantee/New Owner	Send Tax Bills To:	Map-Parcel Number(s)
945 South Douglas LLC 1880 Century Park East, Suite 1600 Los Angeles, CA 90067	Grantee/New Owner	105-13-2F-001.00CO 105-13-2F-002.00CO 105-13-2F-003.00CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Layton Homes 2 TN, LLC, a Tennessee limited liability company** ("***Grantor***") has bargained and sold, and by these presents does transfer and convey unto **945 South Douglas LLC, a Delaware limited liability company** ("***Grantee***"), it heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> **BEING** certain private element units situated in Davidson County, Tennessee, and being further known as Unit Nos. 1, 2, and 3, together with the appurtenant common elements of Douglas Corner, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Douglas Corner, a horizontal property regime with private elements, of record in Instrument No. 20210721-0098140, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Douglas Corner provided in said Master Deed, together with the By-Laws appended thereto, the Site Plan of 945 S Douglas Avenue, attached as exhibit to said Master Deed, together with all maters appearing on the plan of record in Book 57, Page 95, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Such property is more commonly known as 2110 & 2108 10th Avenue South and 953 South Douglas Avenue, Nashville, TN 37204.

Being the same property conveyed to Layton Homes 2 TN, LLC, a Tennessee limited liability company by Quitclaim Deed from 945 South Douglas, LLC, a Delaware limited ability company, dated October 8, 2021, recorded November 3, 2021, of record in Instrument No. 20211103-0146869 as to Unit 1, Instrument No. 20211103-0146889 as to Unit 2 and Instrument No.20211103-0146908 as to Unit 3, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2022 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 29th day of November 2022.

Layton Homes 2 TN, LLC
a Tennessee limited liability company

Brian Layton, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jim Myers, a Notary Public of the State and County aforesaid, personally appeared **Brian Layton**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of **Layton Homes 2 TN, LLC**, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **29th** day of November, 2022.

Notary Public

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-6-2024

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or 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 11/29/22 (date of document).

Affiant Signature

11/29/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

