THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845625

Karen Johnson Davidson County
Batch# 1048432 **DEEDWARR**
09/11/2023 11 00 22 AM 3 pgs
Fees $18 00 Taxes $8,787 50

20230911-0071004

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,375,000.00

Affiant

Subscribed and sworn to before me, this 6th day of September, 2023.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Tax Information:
Chelsea Tennessee, LLC. 160 2nd Avenue South #1702 Nashville TN 37201	New Owner	Tax Parcel ID No. 093 06 4E 023 00

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, **Thomas Hall, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chelsea Tennessee, LLC, a Tennessee limited liability company** ("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 1702 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0 580% 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 Registers 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 Thomas Hall, by Special Warranty Deed from 151 Nashville Project LP, a Delaware Limited Partnership, of record in Instrument No. 20220610-0066161, in the Register's Office of Davidson County, Tennessee, dated June 02, 2022 and recorded on June 10, 2022.

Being a part of the same property conveyed to 151 Nashville Project, LP, a Delaware limited partnership by Quit Claim Deed from (i) Market Street Apartments, Ltd., a Tennessee limited partnership ("MSA"); (ii) Jacob ("Jack") May, an unmarried man ("May"); and (iii) Mary Loventhal Jones, an unmarried woman ("Jones"), of record in Instrument No. 20190305-0019846, in the Register's Office of Davidson County, Tennessee, dated February 25, 2019 and recorded March 05, 2019.

Being part of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Quit Claim 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 05, 2019.

Being part of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Warranty Deed from Mary Loventhal Jones, an unmarried woman, as to a 4 95% undivided interest, of record in Instrument No. 20190305-0019844, in the Register's Office of Davidson County, Tennessee, dated February 26, 2019 and recorded on March 05, 2019

Being 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 05, 2019.

Being part of the same property conveyed to 151 Nashville Project LP, a Delaware limited partnership, by Warranty Deed from Market Street Apartments, Ltd , a Tennessee limited partnership, as to a 95.05% undivided interest, of record in Instrument No 20190305-0019842, in the Register's Office of Davidson County, Tennessee, dated February 25, 2019 and recorded on March 05, 2019.

Being part of the same property conveyed to Mary Loventhal Jones, an unmarried woman, a 4.95% undivided interest, by Quit Claim 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 04, 2018.

Being part of the same property conveyed to Jacob May, an unmarried person, (being the same person as Jack May), by Quit Claim 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 part of the same property conveyed to Jacob May, an unmarried person, (being the same person as Jack May), 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 part of the same property conveyed to H. G Lipscomb Realty, LLC, a Tennessee limited liability company, by Quit Claim 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 part of the same property conveyed to Market Street Apartments, Ltd., a Tennessee Limited Partnership, by Quit Claim 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 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 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 Plat Book R, Page(s) 420.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211229-0171493, as Amended and Restated in Instrument No. 20220425-0047380 and Amendment to Amended and Restated in Instrument No. 20220525-0060948.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211229-0171494, as Amended and Restated in Instrument No. 20220425-0047381 and Amendment to Amended and Restated in Instrument No. 20220525-0060949.

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 recorded in Instrument No. 20190617-0058068.

Easement for Right of Way, recorded in Instrument No 20201228-0153306

Memorandum of Recognition Agreement as set forth in instrument recorded in Instrument No 20190305-0019849.

Memorandum of Subordination, Non-Disturbance and Attornment Agreement as set forth in instrument recorded in Instrument No's. 20190305-0019850 and 20190305-0019851

This is improved property located at 160 2nd Avenue South #1702 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 6th day of September, 2023

Thomas Hall

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2023

Notary Public
My Commission Expires: 1-16-25

ERICA SCARBOROUGH NOTARY PUBLIC Comm Exp. 01/16/25 LAURENS COUNTY, GA