Karen Johnson
Batch # 1134767
05/15/2024 10:04:09 AM
Fees: $23.00 Taxes: $2,793.50
Davidson County
DEEDWARRSP
4 pgs
20240515-0035832

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

This Instrument Prepared By:
Benjamin H. Southard
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
ATP Investments, LLC 5215 Harding Pike Nashville, TN 37205	Same	093-11-0-H-056.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MUSE NASHVILLE, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **ATP INVESTMENTS, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is condominium unit known as 67 Lindsley Lane, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $755,000.00.

Affiant

Subscribed and sworn to before me this the 14 day of May, 2024.

Notary Public

My Commission Expires:

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 14 day of May, 2024.

GRANTOR:

MUSE NASHVILLE, LLC, a
Tennessee limited liability company

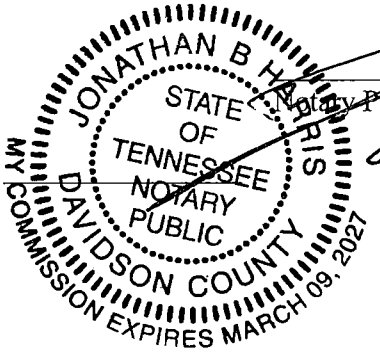
By: Muse Nashville GP, LLC
Its: Managing Member

By: _____
James William Jacobs, its Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James William Jacobs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Muse Nashville GP, LLC, the Managing Member of Muse Nashville, LLC, the within named bargainor ("Grantor"), and that he as such Member of the Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Grantor by himself as the Member of the Managing Member of Grantor.

Witness my hand and seal, at Office, as of the 14 day of May, 2024.



_____
Notary Public

My Commission Expires: _____

EXHIBIT A

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 67 of Muse, A Planned Unit Development (A Horizontal Property Regime) as established pursuant to the Declaration of Protective Covenants, Conditions and Restrictions establishing Muse, A Planned Unit Development of record in Instrument No. 20200123-0008592 and being further described as Unit No. 67 of Muse ™-Rutledge Hill, A Condominium Development, as established pursuant to the Declaration of Protective Covenants, Conditions and Restrictions establishing Muse™-Rutledge Hill, A Condominium Development, of record in Instrument No. 20211001-0132086, as amended in Instrument No. 20211208-0162784 and Instrument No. 20240229-0014013, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in common elements and limited common elements as set forth in said Declaration.

Being part of the same property conveyed to Muse Nashville, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from The Fuel Tank, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191021-0107764, in the Register's Office of Davidson County, Tennessee, dated October 21, 2019 and recorded on October 21, 2019 and

Being part of the same property conveyed to Muse Nashville, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from The Fuel Tank, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191021-0107765, in the Register's Office of Davidson County, Tennessee, dated October 21, 2019 and recorded on October 21, 2019.

EXHIBIT B

1. Taxes for the year 2024, a lien not yet due and payable.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property and not shown by the Public Records.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 19, AND A PORTION OF LOTS 18, 20, AND 21 ON THE MAP OF LINDLSEY PROPERTY, as recorded in Book 5210, Page(s) 360 ; Book 21, Page 25 (Plan of Lindsley Property)..

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200123-0008592.

5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211001-0132086, amended in Instrument No. 20211208-0162784 and 20240229-0014013.

6. Covenants, Conditions and Restrictions as set forth in The Rutledge Hill Redevelopment Plan, by MDHA recorded in Book 7084, Page 983; Book 7631, Page 606; Book 10512, Page 464; Book 10512, Page 477; Instrument No. 20130903-0092714; Instrument No. 20130903-0092716.

7. Easement for Public Right Of Way, recorded in Instrument No. 20200127-0009426.

8. Easement for Grant of Easement to Comcast Cable Communications Managements, LLC, recorded in Instrument No. 20210802-0103594.

9. Easement for Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded in Instrument No. 20200414-0038843.

10. Easements retained in Metro Council Ordinance No. BL2019-1621.

11. Rights of a tenant pursuant to a unrecorded written lease.

12. Attention is directed to the fact that the Southerly line of the land abuts Interstate Highway No. I-40 which is a limited access way with rights of access limited to those points designated by the Tennessee State Highway Department and its related agencies.