THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240648096

Karen Johnson Davidson County
Batch # 1152948 DEEDWARR
07/01/2024 10:27:02 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00



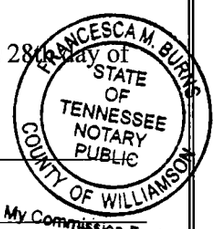
20240701-0049231

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2024.



Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John W. Agee and Laurie Young Agee 160 2nd Avenue South 1905 Nashville TN 37201	New Owner	Tax Parcel ID No. 093-06-4E-034.00-CO

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, **Robert A. Carter and Bobbie Y. Carter, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John W. Agee and Laurie Young Agee, husband and wife,** ("Grantees"), their 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 1905 of the 160 Second Avenue Private Residences Condominium, 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 Robert A. Carter and Bobbie Y. Carter, husband and wife by Special Warranty deed from 151 Nashville Project LP, a Delaware Limited Partnership of record in Instrument No. 20220629-0074842 Register's Office for Davidson County, Tennessee, dated June 24, 2022 and recorded on June 29, 2022.

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.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20190403-0030305, and Map Book R, Pages 420, and 421, Register's Office of 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 20211229-0171494, amended and restated in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration in Instrument No. 20220525-0060949, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Declaration Establishing 151 First Avenue Master Condominium of record in Instrument No. 20211229-0171493, amended and restated in Instrument No. 20220425-0047380 and First Amendment to Amended and Restated Declaration in Instrument No. 20220525-0060948, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Declaration of Restrictive Covenants, Bonus Height Program [151 First Avenue South] of record as Instrument No. 20190617-0058068, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Notice of Land Use Restrictions of record in Instrument Number 20190312-0022309, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190320-0025463, in the Register's Office for Davidson County, Tennessee.

Easement retained by Metropolitan Government of Nashville and Davidson County, its agents, servants, contractors and utility companies, and rights to approve construction granted to the Director of Public Works and/or the Director of Water and Sewage Services, together with Nashville Electric Service, Nashville Gas Company and South Central Bell Telephone Company, as provided in Metro Council Bill No. 085-726 as described in that deed of record in Instrument No. 20190305-0019844 Register's Office for Davidson County, Tennessee.

Rights, obligations, and other matters disclosed by the Memorandum of Recognition Agreement of record as Instrument No. 20190305-0019849, Register's Office for Davidson County, Tennessee.

Charter of 160 Second Avenue Private Residences Condominium Association, Inc. of record in Instrument Number 20211220-0167932, in the Register's Office for Davidson County, Tennessee.

Right of Way of record in Book 341, Page 403, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20201228-0153306, in the Register's Office for Davidson County, Tennessee.

Articles of Organization limited liability company of record in Instrument Number 20220118-0006890, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 160 2nd Avenue South 1905 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, this instrument effective as of the 25th day of June, 2024.

Robert A. Carter

Bobbie Y. Carter

STATE OF California)
COUNTY OF Sacramento)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert A. Carter, 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 25th day of June, 2024.

Notary Public
My Commission Expires: July 21, 2025

C. WORKMAN
COMM. #2366942
Notary Public - California
Sacramento County
My Comm. Expires July 21, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 27TH day of JUNE, 2024.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025