Karen Johnson Davidson County
Batch# 1161307 DEEDWARRSP
07/24/2024 01:39:30 PM 5 pgs
Fees: $28.00 Taxes: $8,036.40
20240724-0055919

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Courmayeur, LLC c/o Anton RX, LLC 113 S. Boyd Street Winter Garden, Florida 34787	093-06-1E-002.00-CO 093-06-1E-104.00-CO	Same as New Owner
This instrument prepared by: Polsinelli P.C. (SKL) 501 Commerce Street, Suite 1300, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **2400Ventures. llc, a Tennessee limited liability company, previously misidentified as 2400 VENTURES LLC and 2400VENTURES, LLC** ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **COURMAYEUR, LLC, a Florida limited liability company** ("Grantee"), Grantee's heirs, successors and assigns, certain land and improvements thereon in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Exceptions"). This is improved property located at and known as 301 Church Street and 195 3rd Avenue North in the City of Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor except for the Permitted Exceptions listed as on **Exhibit B** attached hereto and incorporated herein by this reference. Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $2,172,000.00.

Affiant

Subscribed and sworn to before me this 23 day of July, 2024.

Notary Public
My Commission Expires: 11/8/25

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on this 25th day of June 2024, to be effective on July 23, 2024

2400 VENTURES, LLC, a Tennessee limited liability company

By: _____
Name: Mark Deutschmann
Title: Authorized Signatory

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Deutschmann, with whom I am personally acquainted, and who acknowledged, upon oath, that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Signatory of 2400 VENTURES, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25TH day of June, 2024.

_____
Notary Public

My Commission Expires: 3/21/28

MARK ANDREW KREBS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Signature Page to Special Warranty Deed

Exhibit A

Legal Description

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I:

301 Church Street, Unit 1 of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed, of record as Instrument No. 20060731-0092812, Register's Office for Davidson County, Tennessee; and by Fourth Amendment to Master Deed, of record as Instrument No. 20060907-0110529, Register's Office for Davidson County, Tennessee; and by Fifth Amendment to Master Deed, of record as Instrument No. 20061013-0127441, Register's Office for Davidson County, Tennessee, such Fifth Amendment being re-recorded as Instrument No. 20061027-0133858, Sixth Amendment of record at Instrument No. 20180315-0024341, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 2400 Ventures LLC, a Tennessee limited liability company, by Deed of record in Instrument No. 20180626-0061598, in the Register's Office for Davidson County, Tennessee.

Tract II:

195 Third Avenue North, Unit 102 of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed, of record as Instrument No. 20060731-0092812, Register's Office for Davidson County, Tennessee; and by Fourth Amendment to Master Deed, of record as Instrument No. 20060907-0110529, Register's Office for Davidson County, Tennessee; and by Fifth Amendment to Master Deed, of record as Instrument No. 20061013-0127441, Register's Office for Davidson County, Tennessee, such Fifth Amendment being re-recorded as Instrument No. 20061027-0133858, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 2400Ventures, LLC, a Tennessee limited liability company, by Deed of record in Instrument No. 20161115-0120283, in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Real property taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Exchange Lofts of The Banner Block Condominiums of record in Instrument Number 20050527-0060419, Amended in Instrument No. 20050927-0115946, Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441, Instrument No. 20061027-0133858, & Instrument No. 20180315-0024341, Register's Office for Davidson County, Tennessee.

3. Subject to Capitol Mall Redevelopment Plan restrictions of record in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 20020626-0076795, and Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee.

4. Agreement involving the East Wall of land in Question of record in Book 148, Page 264, in the Register's Office for Davidson County, Tennessee.

5. Charter for Banner Block Condominium Association, Inc. of record in Instrument No. 20050511-0053156, in the Register's Office for Davidson County, Tennessee.

6. Charter for Church Street Lofts Condominium Association, Inc. of record in Instrument No. 20050607-0064901, as amended in Instrument No. 20050511-0053156, in the Register's Office for Davidson County, Tennessee.

7. Notice of Adoption of Resolution Establishing Commercial Uses and Restrictions for the Church Street Lofts Condominium Association, Inc., a Portion of the Banner Block Condominiums, dated April 11, 2024, of record in Instrument No. 202404220028422, in the Register's Office of Davidson County, Tennessee.

8. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by John S. Patterson, TN RLS #1829, with Clint Elliot Survey dated June 13, 2024 and designated Job No. Church St 301 (as to Tract I): utility and drainage lines, with meters, valves, poles and other appurtenances.

9. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by John S. Patterson, TN RLS #1829, with Clint Elliot Survey dated June 13, 2024 and designated Job No. 3rd Ave N 195 (as to Tract II): utility and drainage lines, with meters, valves, poles and other appurtenances.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 July 23, 2024 (date of document).

Affiant Signature

July 23, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of July, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON