Karen Johnson Davidson County
Batch# 1335427 DEEDWARRSP
10/17/2025 01:06:30 PM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20251017-0082975

SPECIAL WARRANTY DEED

CAITLIN LLOYD-MCKEIGHEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES: 5-8-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-492

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William M. Warfield, Trustee of the Janet B. Warfield Family Trust	Same as new owner	093-06-4E-041.00
(NAME) 2002 Richard Jones Road, C 200	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **FS 2003 MW, LLC, a Delaware limited liability company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **William M. Warfield, Trustee of the Janet B. Warfield Family Trust U/A/D December 24, 2012** (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is property located at 160 2nd Avenue South, Unit 2003, Nashville, TN 37201.

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(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 16th day of October, 2025.

GRANTOR:

FS 2003 MW, LLC,
a Delaware limited liability company

By: _____
Daniel M. Wall, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Daniel M. Wall 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 President of FS 2003 MW, LLC, a Delaware limited liability company, the within named Grantor, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as President of the limited liability company.

WITNESS my hand, at office, this 16th day of October, 2025.

_____
Notary Public

My Commission Expires: 10-4-2028

KITTY W. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 04, 2027

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

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

Unit 2003 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.368% 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 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 Daniel Mathews Wall by Special Warranty Deed from 151 Nashville Project LP, a Delaware limited partnership, of record in Instrument No. 20220907-0100341 in the Register's Office of Davidson County, Tennessee, dated August 15, 2022, and recorded on September 7, 2022.

Said instrument being corrected by that certain Corrective Special Warranty wherein subject property was conveyed to FS 2003 MW, LLC, a Delaware limited liability company, of record in Instrument No. 20221101-0117917 in the Register's Office of Davidson County, Tennessee, dated October 27, 2022, and recorded on November 1, 2022.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 October 16, 2025.

Affiant Signature

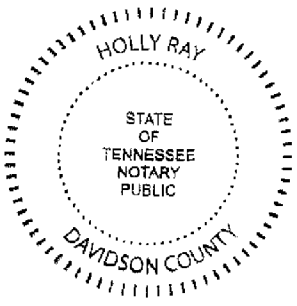
October 17, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of October, 2025.



Notary's Signature

My Commission Expires: 03/09/27