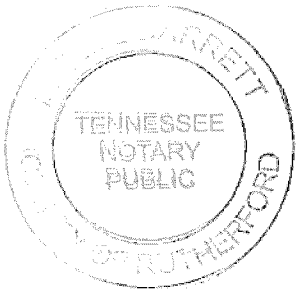
Karen Johnson Davidson County
Batch# 1358714 DEEDWARR
12/16/2025 12:47:30 PM 4 pgs
Fees: $23.00 Taxes: $4,791.50
20251216-0100002

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

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

File No.: 2025-GTE-609

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Browns Valley 27 LLC	Same as new owner	093 06 4E 041.00
(NAME)	(NAME)	
5434 State Highway 27		
(ADDRESS)	(ADDRESS)	
Browns Valley, MN 56219		
(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, **William M. Warfield, Trustee of Janet B. Warfield Family Trust dated December 24, 2012** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Browns Valley 27 LLC, a Minnesota Limited Liability Company** (the "**Grantee(s)**"), their heirs 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 improved 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(s) 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(s) 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(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 15th day of December, 2025.

GRANTOR:

Janet B. Warfield Family Trust dated December 24, 2012

By: _____
William M. Warfield, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared William M. Warfield with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Trustee of William M. Warfield, Trustee of Janet B. Warfield Family Trust dated December 24, 2012, the within named Grantor, and that he/she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself/herself as Trustee of the Trust.

WITNESS my hand, at office, this 15th day of December, 2025.

_____
Notary Public

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03/01/27

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, 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 William M. Warfield, Trustee of the Janet B. Warfield Family Trust U/A/D December 24, 2012, by Special Warranty Deed from FS 2003 MW, LLC, a Delaware limited liability company, of record in Instrument No. 20251017-0082975, in the Register's Office of Davidson County, Tennessee, dated October 16, 2025, and recorded on October 17, 2025.

Being the same property conveyed to FS 2003 MW, LLC, a Delaware limited liability company, 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 07, 2022. As corrected in Instrument No. 20221101-0117917, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **December 15, 2025** (date of document).

Affiant Signature

December 15, 2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **15** day of **December**, 2**025**.

Emilee Barrett
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

202512160100002