WARRANTY DEED

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dawn Lynn Bogic	Dawn Lynn Bogic	072063H01000CO
(NAME)	(NAME)	Karen Y Johnson Davidson County
414 Hart Ave	414 Hart Ave	Batch# 153801 DEEDWARR
(ADDRESS)	(ADDRESS)	10/24/2018 01:36:12 PM 2 pgs
Nashville, TN 37206	Nashville, TN 37206	Fees: $13.00 Taxes: $1,313.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20181024-0105455

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **HV Urban, a Tennessee Partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dawn Lynn Bogic,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Unit #10 of Vibe, a planned unit development, a shown on exhibit "b" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-0066733, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being part of the same property conveyed to HV Urban by Warranty Deed from James R. Criswell recorded on February 22, 2016, of record in Instrument No. 20160222-0016699, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1050 East Trinity Lane #2, Unit 10, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 22nd day of October, 2018.

HV URBAN

James Carl Spangler
Sole Member, ALTJ, LLC, Partner

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, James Carl Spangler with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Sole Member, ALTJ, LLC, Partner of HV Urban and that they as such Sole Member, ALTJ, LLC, Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Sole Member, ALTJ, LLC, Partner

WITNESS my hand and seal this 22nd day of October, 2018.

Notary Public
My Commission Expires: 2/24/2020



File No.: 13033