WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

A-HG-19-5170-800

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 201084 **DEEDWARR**
03/01/2019 01:28:19 PM 2 pgs
Fees: $13.00 Taxes: $533.54

20190301-0018863

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Vincit Homes LLC, a Tennessee Limited Liability Company	New owner	
(NAME)	(NAME)	**163-05-0A-046.00-CO**
5170 Hickory Hollow Parkway #800		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LASHAWN SHAW, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VINCIT HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of A Horizontal Property Regime (Private Element), Phase 1, Hickory Hollow Townhomes (Mill Park) of record in Plat Book 9700, Page 686, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to LaShawn Shaw, unmarried by Warranty deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation of record in Instrument No. 20010119-0005913 Register's Office for Davidson County, Tennessee, dated January 15, 2001 and recorded on January 19, 2001.

This conveyance is subject to:
- Taxes for 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 686 and corrected in Book 11737, Page 439, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record in Plat Book 9700, Pages 538 and 539, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10719, Page 425, amended in Book 11167, Page 757, and supplemented in Instrument Number 20051128-0143120, Instrument Number 20110208-0011084, Instrument No. 20080304-0021743, Instrument No. 20140902-0079467 and Instrument No. 20141231-0119109, Register's Office for Davidson County, Tennessee.
- By-Laws of Mill Park Homeowners Association, Inc. of record in Book 10719, Page 464, as amended in Book 11167, page 759, in the Register's Office for Davidson County, Tennessee.
- Charter of Mill Park Homeowners Association, Inc. of record in Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to Mill Park Homeowners Association of record in Book 11221, Page 249, in the Register's Office for Davidson County, Tennessee.
- Easement for Bell South of record in Book 11378, Page 991, in the Register's Office for Davidson County, Tennessee.
- Detention Pond Agreement of record in Book 10506, Page 278, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Area of record in Instrument Number 20130723-0076095, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowner's Association Rules and Regulations of record in Instrument Number 20160223-0017010, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowner's Association Rules and Regulations of record in Instrument Number 20161028-0113925, in the Register's Office for Davidson County, Tennessee.
- As Built Survey Certificate of record in Book 11674, Page 539, in the Register's Office for Davidson County, Tennessee.

- Grant of Easement of record in Instrument Number 20170206-0012426, in the Register's Office for Davidson County, Tennessee.
- Subject to As-Built Certificates of record in Book 11315, Page (s) 157 and 159, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20000126-0008508 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.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5170 Hickory Hollow Parkway #800, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 26 DAY OF FEBRUARY, 2019.

LaShawn Shaw

LaShawn Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of February, 2019.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212