THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420197** Karen Johnson Davidson County Batch# 233301 DEEDWARR 05/22/2019 03:20:30 PM 2 pgs Fees: $13.00 Taxes: $8,602.50 20190522-0048611	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,325,000.00. Lynda T. Norman Affiant Subscribed and sworn to before me, this 22nd day of May, 2019. Notary Public My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

WARRANTY DEED

Address New Owner: Lynda T. Norman 197 & 199 Bowling Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 09 0X 002.00 (Unit B

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **VT Enterprises, GP** Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lynda T. Norman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Units A&B, Bowling Estates, a Horizontal Property Regime with Private Elements, as established in Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20160810-0083183, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Big Deluxe Enterprises, LLC, a Tennessee limited liability company to VT Enterprises, LLC, a Tennessee limited liability company as recorded on the 24th day of July, 2017 in Instrument No. 20170724-0074675 and Warranty Deed from Pioneer Land Company, a Tennessee limited liability company to Big Deluxe Enterprises, LLC, a Tennessee limited liability company as recorded on the 2nd day of August, 2016 in Instrument No. 20160802-0079828, in the Register's Office of Davidson County, Tennessee.

VT Enterprises, LLC., a Tennessee limited liability company, having since dissolved forming VT Enterprises GP.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE WHITLAND REALTY COMPANY'S SUBDIVISION, as recorded in Plat Book 332, Page(s) 141.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160810-0083183.

This is improved property located at 197 & 199 Bowling Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2019.

VT Enterprises, GP.

By: _____
Victor Bishara, Partner

VT Enterprises, LLC.

By: _____
Victor Bishara, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Victor Bishara with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of VT Enterprises G.P., a Tennessee general partnership the within named bargainor, a Partnership, and that he as such Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by himself as Partner.

Witness my hand and official seal at office, this 22nd day of May, 2019.

_____
Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Victor Bishara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of VT Enterprises, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 22nd day of May, 2019.

_____
Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robert L Sy
(Signature)

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Notary Signature)

MY COMMISSION EXPIRES: September 7, 2022

NOTARY'S SEAL

ANTHONY N. GRECO
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 7, 2022