THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190119157

Karen Johnson Davidson County
Batch# 266688 DEEDWARR
08/05/2019 12:19:38 PM 2 pgs
Fees: $13.00 Taxes: $1,100.75

20190805-0077382

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $297,500.00

Affiant

Subscribed and sworn to before me, this 1st day of August, 2019.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Perry Peguillan and Malina Halman 732D Old Hickory Blvd Nashville TN 37209	New Owner	Tax Parcel ID No. 114 04 0A 042.00

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 **Perry Peguillan, an unmarried man, and Malina Halman, an unmarried woman, as joint tenants with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 732D of 730 Boulevard West, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 730 Boulevard West, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Numbers 20180806-0076818 and 20180806-0076995, as amended in Instrument Number 20190306-0020566 and 20190516-0046335, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Quitclaim Deed from Libra Holdings, LLC to VT Enterprises, LLC as recorded on the 6th day of October, 2017 in Instrument No. 20171006-0102762; part of Warranty Deed from Charley L. Langley, Administrator, C.T.A. of the Estate of Corinne L. Knight, deceased to Libra Holdings, LLC as recorded on the 5th day of January, 2017 in Instrument No. 20170105-0001294; part of Executors Quitclaim Deed from Corinne Knight, Executrix to Corinne Knight as recorded on the 7th day of February, 1986 in Deed Book 6778, Page 988 and part of Installment Deed as recorded in Deed Book 1909, Page 442, in the Register's Office of Davidson County, Tennessee.

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

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.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants Conditions and Restrictions recorded in Instrument Nos. 20180806-0076818 and 20180806-0076995.

Easement for Right-of-Way, recorded in Instrument No. 20180411-0034126.

Easement for Restrictions and Covenants for Stormwater Facilities and Systems, recorded in Instrument No. 20180510-0044731.

Easement for Sewer/Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20180524-0050012.

Easement for Power Lines, recorded in Book 787, Page 3.

Easement for Pipe Lines, recorded in Book 1489, Page 317.

This is improved property located at 732D Old Hickory Blvd Nashville TN 37209

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 1st day of August, 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 GP, 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, at office, this 30th day of July, 2019.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

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 member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid member.

Witness my hand, at office, this 30th day of July, 2019.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021