Karen Johnson Davidson County
Batch# 269860 DEEDWARR
08/12/2019 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,100.75
20190812-0080085

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721562** REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $297,500.00. Affiant Subscribed and sworn to before me, this 9th day of August, 2019. Notary Public My Commission Expires: 12/15/21

WARRANTY DEED

Address New Owner: Tory Matuszeski 724A Old Hickory Blvd Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11400013100 (Parent Parce

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, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tory Lynn Matuszeski, a single woman**, ("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. 724A of 730 Boulevard West a Townhouse Planned Unit Development, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 730 Boulevard West a Townhouse Planned Unit Development, of record in Instrument Numbers 20180806-0076818 and 20180806-0076995, amended in Instrument Numbers 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 and 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, 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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20180806-0076818 and 20180806-0076995, amended at Instrument Nos. 20190306-0020566 and 20190516-0046335, in the Register's Office of Davidson County, Tennessee.

Easement for Power Lines, recorded in Book 787, Page 3, in the Register's Office of Davidson County, Tennessee.

Easement for Public Utilities, Etc., recorded in Book 1489, Page 317, in the Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Public Right-of-Way recorded at Instrument No. 20180411-0034126, in the Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances recorded at Instrument No. 20180524-0050012, in the Register's Office of Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20180510-0044731, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 724A 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 9th 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 9th day of August, 2019.

_____
Notary Public
My Commission Expires: 11/8/21

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 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 9th day of August, 2019.

_____
Notary Public
My Commission Expires: 11/8/21

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

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY