WARRANTY DEED

Karen Johnson Davidson County
Batch# 274493 DEEDWARR
08/21/2019 11:05:38 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63

20190821-0083944

A-KW-19-639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/20/2023
(AFFIX SEAL)

KIMBRA SPANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian King Davis and Audress Davis Philip Davis	**New Owner**	
(NAME)	(NAME)	**091-05-4E001.00**
639 Vernon Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **639 VERNON LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIP DAVIS AND WIFE, AUDRESS DAVIS, AND BRIAN DAVIS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** 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:

A certain unit located in Davidson County, Tennessee, being Unit No. 1 of 639 Vernon Avenue Residences, a Horizontal Property Line Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 639 Vernon Avenue Residences, a Horizontal Property Line Regime With Private Elements of record in Instrument Number 20180608-0055216, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to 639 Vernon LLC, a Tennessee Limited Liability Company by Quitclaim deed from LMI Development Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180608-0055215 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 08, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page (s) 135 and 136, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 639 Vernon Avenue Residences of record in Instrument Number 20180608-0055216, Register's Office for Davidson County, Tennessee.
- Easement Agreements of record in Book 4164, Page 917, Book 4164, Page 920 and Book 4164, Page 923, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180614-0057190, in the Register's Office for Davidson County, Tennessee.
- Subject to provisions of the Tennessee Horizontal Property Act, T.C.A. 66-27-101 et seq.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **639 Vernon Ave, Nashville, Tennessee 37209**.

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 25 DAY OF JULY, 2019.

639 Vernon LLC, a Tennessee Limited Liability Company

BY:_____
Jason Lincoln
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON LINCOLN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of 639 VERNON LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of July, 2019.

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)



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