Karen Johnson Davidson County
Batch# 285533 DEEDWARR
09/16/2019 08:04:48 AM 2 pgs
Fees: $13.00 Taxes: $2,085.69

20190916-0093275

A-VRES-19-615

ANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $563,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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)
VP 2206 21st, LLC	**New Owner**	
(NAME)	(NAME)	**82-16-42.00**
615 Woodland Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **VP HOLDINGS, 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 **VP 2206 21ST, 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. 23 on the Plan of Henry Blood's Addition, of record in Plat Book 21, Page 5, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to VP Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Village People, LLC, a Tennessee limited liability company, recorded January 27, 2016 in Instrument No. 20160127-0008011, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Village People, LLC, a Tennessee limited liability company, by Quitclaim Deed from Mark Deutschmann, recorded February 14, 2000 in Instrument No. 20000214-0014812, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Deutschmann by Warranty Deed from Ben Anderson Allen, recorded January 20, 1999 in Book 11303, Page 605, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 5, Register's Office for Davidson County, Tennessee.
- Restrictions for East Bank Redevelopment District of record in Book 10078, Page 364, Book 10169, Page 1 and Book 11625, Page 241, Register's Office for Davidson County, Tennessee.
- 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: **615 Woodland Street, Nashville, Tennessee 37206**.

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 10th DAY OF SEPTEMBER, 2019.

VP Holdings, LLC, a Tennessee limited liability company

BY: _____
Mark Deutschmann
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK DEUTSCHMANN, 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 PRESIDENT of VP HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of September, 2019.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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