Karen Johnson Davidson County
Batch# 314688 DEEDWARR
11/12/2019 04:10:05 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20191112-0116687

This instrument prepared by:
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

# WARRANTY DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| Mark E. & Sherry S. Deutschmann<br>2400 Sunset Place<br>Nashville, TN 37212 | Same | 105-7-1A-102.00 |

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Five thousand dollars and No/100 ($475,000.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **VP Holdings, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto **Mark E. Deutschmann and wife, Sherry S. Deutschmann** (collectively, "Grantee"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

Being Unit 1258 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument No. 20160211-0013466, 20170724-0074509, 20170918-0095139, and 20170919-0095966, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit B to the Declaration, said Register's Office, are incorporated here by reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Grantor by Deed Corrective Warranty Deed from 1260 Martin LLC of record in Instrument No. 20180111-0003979, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $475,000.00

Subscribed and sworn to before me this the 8th day of November, 2019.

Affiant

Martha Faye Hodge
Notary Public

My Commission Expires: 5/3/21

MARTHA FAYE HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property, known as 1258 Martin Street, Nashville, Davidson County, Tennessee.

This conveyance is subject to any and all matters of record; to any and all easements, encumbrances, and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, their successors, heirs and assigns, forever, Grantor covenants that Grantor 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, other than as provided and excepted herein. Grantor further covenants and binds Grantor, and Grantor's heirs and representatives to warrant and forever defend the title to said real estate to the said Grantee, their successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 8th day of November, 2019.

VP HOLDINGS, LLC

By: MLJ

Title: Chief Manager

STATE OF )
COUNTY OF )

Before me, Jennifer Garrett, a Notary Public of said County and State, personally appeared Mark Deutschmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of VP HOLDINGS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at Office in Nashville, this 8 day of November, 2019.

Notary Public

My Commission Expires: 3.7.23

JENNIFER L. GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY