This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $699,900.00.

Affiant

Subscribed and sworn before me this the 26 day of November, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 322458 DEEDWARR
12/02/2019 09:38:34 AM 2 pgs
Fees: $13.00 Taxes: $2,589.63

20191202-0123282

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Chase J. Klassen 2828 Filbert St. Apt. 3 Oakland, CA 94608	Broker Solutions, Inc. dba New American Funding 14511 Myford Rd., #100 Tustin, CA 92780	104-11-4A 014.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, VILLAGE PLACE, LLC, A TENNEESEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHASE J. KLASSEN, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 14, together with common areas, as established by Declaration of Protective Covenants Conditions and Restrictions for Convent Place, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20150323-0024693, as amended by First Amendment of record in Instrument No. 20171113-0116347, and Second Amendment of record in Instrument No. 20180417-0036210, and Third Amendment of record in Instrument No. 20190828-0086582, and being shown on Plat attached as "Exhibit 1" to said Second Amendment, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Village Place, LLC, a Tennessee limited liability company, by deed from Convent Place Development, LLC, a Tennessee limited liability company, dated 11/08/2017, of record in Instrument No. 20171113-0116344, said Register's Office.

Also being a portion of the same property conveyed to Convent Place Development, LLC, a Tennessee limited liability company, by Quitclaim Deed of Consolidation from Convent Place Development, LLC, a Tennessee limited liability company, dated 03/03/2015, of record in Instrument No. 20150309-0019851, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2001 Convent Place, #14, Nashville, TN 37212.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

KW

Witness my hand this the 26th day of November, 2019.

Village Place, LLC

Lane Wallace, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lane Wallace, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the Authorized Representative of the within named bargainor, a LLC, and that HE, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC Lane Wallace as such Authorized Representative.

Witness my hand and official seal this 26 day of November, 2019.

My commission expires:

11/7/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY