Karen Johnson Davi... County
Batch# 345893 DEEDWARR
01/21/2020 02:27:00 PM 2 pgs
Fees: $13.00 Taxes: $2,809.74
20200121-0007395

WARRANTY DEED

JON GOROSH
Notary ID #1091188
My Commission Expires
October 19, 2021

B-RMX-20-625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $759,390.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/19/2021
(AFFIX SEAL)

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)
SBK, LLC	**New owner**	
(NAME) **3419 Golf Club Lane**	(NAME)	**092-10-0F-007.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **NASHVILLE LUXURY VIEWS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SBK, LLC,** 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 Unit 7, 27N at City Heights Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 27N at City Heights Townhomes, of record in Instrument No. 20170523-0051197, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Windon and Kimberly Windon, husband and wife by Warranty deed from E3 Construction Services LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180305-0020694 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on March 05, 2018.

Being the same property conveyed to Nashville Luxury Views LLC by Quit Claim deed from Ronald Windon and Kimberly Windon, husband and wife of record in Instrument No. 20180305-0020696 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on March 05, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170523-0051197, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Instrument Number 20170609-0057938, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Street Right of Way to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20170419-0038484, in the Register's Office for Davidson County, Tennessee.
- Dedication or Restrictions and Covenants for Stormwater Facilities and Systems (which voids and vacates Instrument No. 20170417-0036601) of record in Instrument No. 20170428-0042065, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20170609-0057995, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **625 27th Ave N, 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 14th DAY OF JANUARY, 2020.

Nashville Luxury Views, LLC

BY: _____, member
Ronald J Windon, Jr
Member

BY: _____, member
Kimberly V Windon
Member

STATE OF TENNESSEE TEXAS
COUNTY OF DAVIDSON FORT BEND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD J WINDON, JR, 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 MEMBER of NASHVILLE LUXURY VIEWS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14 of January, 2020.

_____
Notary Public
My Commission Expires: 10/19/2021
(SEAL)

JON GOROSH
Notary ID #1091188
My Commission Expires
October 19, 2021

STATE OF TENNESSEE TEXAS JG
COUNTY OF DAVIDSON FORT BEND JG

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY V WINDON, 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 MEMBER of NASHVILLE LUXURY VIEWS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14 of January, 2020.

_____
Notary Public
My Commission Expires: 10/19/2021
(SEAL)

JON GOROSH
Notary ID #1091188
My Commission Expires
October 19, 2021

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