THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124599

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $331,500.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Karen Johnson Davidson County
Batch# 366506 DEEDWARR
03/04/2020 10:28:15 AM 2 pgs
Fees: $13.00 Taxes: $1,226.55

20200304-0023800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Karen Okuinghttons McShane 730 Old Hickory Blvd #104 Nashville TN 37209	New Owner	Tax Parcel ID No. 114-00-0-131.00 (Parent P

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **VT Enterprises, GP, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen Okuinghttons McShane**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 104 of 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Nos. 20180806-0076818 and 20180806-0076995 amended in Instrument Nos. 20190306-0020566 and 20190516-0046335, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Quitclaim Deed from Libra Holdings, LLC to VT Enterprises, LLC as recorded on the 6th day of October, 2017 in Instrument No. 20171006-0102762 and part of Warranty Deed from Charley L. Langley, Administrator, C.T.A. of the Estate of Corinne L. Knight, deceased to Libra Holdings, LLC as recorded on the 5th day of January, 2017 in Instrument No. 20170105-0001294, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20180806-0076818 and 20180806-0076995 amended at Instrument Nos. 20190306-0020566 and 20190516-0046335, in the Register's Office of Davidson County, Tennessee.

Easement for power lines, recorded in Book 787, Page 3, in the Register's Office of Davidson County, Tennessee.

Easement for public utilities, etc., recorded in Book 1489, Page 316-318, in the Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20180411-0034126, in the Register's Office of Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20180510-0044731, in the Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20180524-0050012, in the Register's Office of Davidson County, Tennessee.

Agreement for Dedication of a Public Utilities Easement as set forth in instrument recorded in Instrument No. 20190806-0078061, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 730 Old Hickory Blvd #104 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of February, 2020.

VT Enterprises, GP

By: _____
Victor Bishara, Partner

VT Enterprises, LLC

By: _____
Victor Bishara, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Victor Bishara with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of VT Enterprises GP, a Tennessee general partnership the within named bargainor, a Partnership, and that he as such Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by himself as Partner.

Witness my hand, at office, this 27th day of February, 2020.

_____
Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Victor Bishara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of VT Enterprises, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid member.

Witness my hand, at office, this 27th day of February, 2020.

_____
Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022