Karen Johnson Davidson County
Batch# 387626 **DEEDWARR**
04/17/2020 11:58:08 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20200417-0040472

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2020

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY KAYLA TABOR

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAD Productivity Incorporated	New Owner	072063H026000CO
(NAME) PO BOX 281195	(NAME)	
(ADDRESS) Nashville, TN 37228	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RHODA WALLACE AND DARIN WYLY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAD PRODUCTIVITY INCORPORATED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit 26 of Vibe, a planned unit development, a shown on exhibit "b" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-0066733, revised in Instrument No. 20170803-0079133 and Instrument No. 20180329-0029496, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to Rhoda Wallace and Darin Wyly, joint tenants with right of survivorship by Deed dated August 21, 2019 from Rhoda Wallace, recorded August 30, 2019, in Instrument Number 20190830-0088021, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Rhoda Wallace by Warranty Deed from HV Urban, a Tennessee Partnership, dated August 15, 2019 and recorded August 19, 2019 of Record in Instrument No. 20190819-0082512 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to HV Urban by Warranty Deed dated February 19, 2016 from James R. Criswell, recorded on February 22, 2016, of record in Instrument No. 20160222-0016699, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 839 Vibe Place, Nashville, TN 37216

LT&E File #16559

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 9th day of April, 2020

Rhoda Wallace

Rhoda Wallace

Darin Wyly

STATE OF GEORGIA
COUNTY OF Fulton

On this 9th day of April, 2020, before me personally appeared Rhoda Wallace to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of April, 2020.

Notary Signature
My commission expires: 1-28-2022

OFFICIAL SEAL
NEVA BODDY
NOTARY PUBLIC-GEORGIA
FULTON COUNTY
My Comm. Expires Jan. 28, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of April, 2020, before me personally appeared Darin Wyly, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of April, 2020.

Notary Signature
My commission expires: 1/28/2024

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #16559