Karen Johnson Davidson County
Batch# 448926 DEEDWARR
08/03/2020 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,137.75
20200803-0085248

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Ste. 130** **Nashville, TN 37215** **CRT File No. 200325466**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $307,500.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2020. Notary Public My Commission Expires: 1-24-22

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner: Morgan Towers 730 Old Hickory Blvd #134 Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ CMG 3160 Crow Canyon Rd #400 San Ramon CA 94583	Tax Information: Tax Parcel ID No. 114 04 0A 025.00

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, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Morgan Towers, unmarried**, ("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. 134 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 No. 20180806-0076818 and Instrument No. 20180806-0076995, as amended in Instrument No. 20190306-0020566 and Instrument No. 20190516-0046335, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Second Amendment; together with a percentage interest in the common elements as set forth in said Amendment.

Being part of the same property conveyed to VT Enterprises, LLC, by Quitclaim Deed from Libra Holdings, LLC, of record in Instrument No. 20171006-0102762, in the Register's Office of Davidson County, Tennessee, dated September 05, 2017 and recorded on October 06, 2017.

VT Enterprises, LLC, a Tennessee limited liability company, having since dissolved forming VT Enterprises, a Tennessee General Partnership. Will Chapman having been authorized to act as Agent for VT Enterprises, LLC and VT Enterprises, GP by entity Resolutions dated April 29, 2020.

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.

Taxes for the year 2020 and thereafter, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180806-0076818 and Instrument No. 20180806-0076995 and amendment recorded in Instrument No. 20190306-0020566 and Instrument No. 20190516-0046335.

Easement recorded in Book 787, Page 3.

Easement for Water Supply and Rights to Maintain Well and Pipe Line recorded in Book 1489, Page 316.

Easement for Public Right-of-Way recorded in Instrument No. 20180411-0034126.

Easement for Stormwater Facilities and Systems recorded in Instrument No. 20180510-0044731.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20180524-0050012.

Easement for Public Utilities recorded in Instrument No. 20190806-0078061.

This is improved property located at 730 Old Hickory Blvd #134 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 30th day of July, 2020.

VT Enterprises, a Tennessee General Partnership

By: _____
Will Chapman, Authorized Agent

VT Enterprises, LLC, a Tennessee Limited Liability company

By: _____
Will Chapman, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Will Chapman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of VT Enterprises, a Tennessee general partnership the within named bargainor, a Partnership, and that he as such Authorized Agent 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 Authorized Agent.

Witness my hand, at office, this 30th day of July, 2020.

_____
Notary Public

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 1, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of VT Enterprises, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Agent 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 30th day of July, 2020.

_____
Notary Public

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 1, 2023

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY