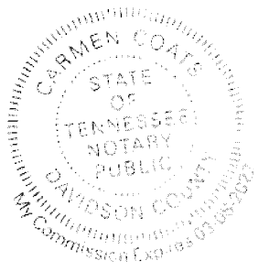
Karen Johnson Davidson County
Batch# 479862 DEEDWARR
09/21/2020 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,330.63
20200921-0107922

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $629,900.00. Affiant Subscribed and sworn to before me, this the 17th day of September, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles E. Szitas	U.S. Bank N.A.	082-12-1C-001.00-CO
1240 South 10th Street	4801 Frederica Street	
Omaha, NE 68144	Owensboro, KY 42301	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VB PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES E. SZITAS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 1, 208 N. 9tth Street, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 208 N 9th Street, Horizontal Property Regime With Private Elements of record as Instrument No. 20190910-0091402 and being shown on Plat attached thereto as Exhibit "A", in the 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 Clyde Forrest Lake and wife, Ruby Lee Lake by Installment deed from Jack J. Cohen and wife, Bessie D. Cohen, and Julia L. Mallernee, a widow of record in Book 3928, page 324, Register's Office for Davidson County, Tennessee, dated August 24, 1965 and recorded on August 26, 1965.

Affidavit of Inheritance of Real Estate recorded on May 09, 2000, in Instrument No. 20000509-0047120.

Being a portion of the same property conveyed to Monica Elaine Lake, Malcolm Elexsis Lake and Michelle Evon Lake by Quitclaim deed from Forrest A. Lake of record in Instrument No. 20000512-0048039 Register's Office for Davidson County, Tennessee, dated May 08, 2000 and recorded on May 12, 2000.

Order Approving Contract for Sale of real Property recorded on September 10, 2019 of record in Instrument No. 20190910-0091397.

Order Approving Motion to Modify Order Approving Contract for Sale of Real Property states that Malcolm E. Lake, Ronald Lee Betty. Gwendolyn Fav Betty arc authorized to sign, a certified copy being of record in Instrument No. 20190910-0091398.

Affidavit of Heirship of record in Instrument No: 20190910-0091399, Recorded on September 10, 2019.

Being a portion of the same property conveyed to VB Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Malcolm E. Lake, Gwendolyn Fay Betty, and Ronald Lee Betty, individually and as authorized signatories on behalf of Michelle E. Lake, Monica L. Birdsong, Yoshicka Betty, Lasonya Betty Whitlow, Chacoby Danielle Betty, and Marcellaus Donta Betty, pursuant to Order Approving Motion to Modify Order Approving Contract for Sale of Real Property filed in The Chancery Court for Davidson County, Tennessee at Nashville, Docket No. 17-1266 Iv, and of record as Instrument No. 20190910-0091397, Register's Office for Davidson County, Tennessee of record in Instrument No. 20190910-0091400 Register's Office for Davidson County, Tennessee, dated September 06, 2019 and recorded on September 10, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 208 North 9th Street #1, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of September, 2020.

VB Properties, LLC, a Tennessee Limited Liability Company

By: _____
Frank E. Neal, IV, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, Authorized Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of VB Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of September, 2020.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

_____
Notary Public

My Commission Expires: 5-2-22

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

