Karen Johnson Davidson County
Batch# 490620 DEEDWARR
10/06/2020 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $854.70
20201006-0115910

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200930028**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $231,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2020. Notary Public My Commission Expires: July 21, 2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shelbi Dawn Middleton 2046 Nashboro Blvd Nashville TN 37217	New Owner	Tax Parcel ID No. 135-12-0B-057.00-CO

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, **Villa Verde Ventures I, LLC. A Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shelbi Dawn Middleton, a married woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No.57 on the Plan of Horizontal Property Regime Private Element Plat of Nashboro Village-Tract 7 of record in Plat Book 11700, Page (s) 49 and 50, 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 the same property conveyed to Villa Verde Ventures I, LLC, a Tennessee limited liability company by Warranty deed from Frederec C. Green and Robin L. Green , husband and wife of record in Instrument No. 20190315-0023789 Register's Office for Davidson County, Tennessee, dated March 04, 2019 and recorded on March 15, 2019.

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, a lien not yet due and payable.

All matters shown on Plat recorded in Book 11700, Pages 49 and 50 which amends the plat of record in Book 4660, Page 156, Register's Office for Davidson County, Tennessee.
Easement(s) of record in Book 8870, Page 887, Book 8870, Page 932 and Book 11700, Page 4950, Register's Office for Davidson County, Tennessee.
Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 4868, page 74 and Book 4815, Page 425, Register's Office for Davidson County, Tennessee.
Easement for Cart Path of record in Book 10110, Page 854, Register's Office for Davidson County, Tennessee.
Judgement of Declaration of taking for J. Percy Priest Dam of record in Book 4254, Page 410, Register's Office for Davidson County, Tennessee.
Public Right-of-Way Dedication of record in Book 4460, Pages 149-151, Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11703, Page 520; Book 4827, Page 14 and Instrument No. 20000316-0027171, Instrument Number 20010322-0027768 and Instrument Number 20050222-0018813 and Revised Parking Rules Instrument Number 20110923-0073937, Register's Office for

Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions.

Restrictions of record as Instrument Number 20000607-0063887 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Fairway Pointe Homeowner's Association of record in Book 11703, Page 520 and attached thereto as Exhibit "C", Register's Office for Davidson County, Tennessee.

Memorandum of Lease of record in Book 10690, Page 327, Register's Office for Davidson County, Tennessee.

Charter for Fairway Pointe Homeowner's Association of record in Book 11703, Page 518, Register's Office for Davidson County, Tennessee.

Easement(s) of record in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.

QuitClaim Deed for common areas to Fairway Pointe Homeowner's Association of record in Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee.

Fairway Pointe Homeowners Association, Inc., Parking Rules of record in Instrument Number 20091105-0102438, in the Register's Office for Davidson County, Tennessee.

Charter of Nashboro Village Homeowners Association of record in Book 4828, Page 834, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2046 Nashboro Blvd Nashville TN 37217

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 September, 2020.

Villa Verde Ventures I, LLC

BY: Robin Lian Green

Robin Lian Green, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin Lian Green, with whom I am personally acquainted, and who upon oath acknowledged herself to be a Member of Villa Verde Ventures I, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as its member.

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

Notary Public
My Commission Expires: 3/13/2022

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

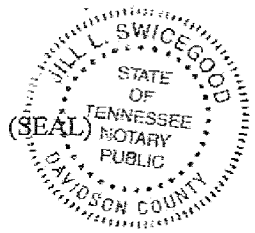
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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