THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131735**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $757,500.00. KB Affiant Subscribed and sworn to before me, this 1st day of December, 2020. Notary Public My Commission Expires: __

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 526563 DEEDWARR
12/08/2020 11:28:05 AM 2 pgs
Fees: $13.00 Taxes: $2,802.75

20201208-0142418

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vintage South, LLC. 108 Belle Meade Blvd Nashville, TN 37205	New Owner	Tax Parcel ID No. 130 16 0 033.00

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, **William K. Rotert, III. and Joan Cain Rotert, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vintage South, LLC, a Tennessee limited liability company** ("Grantees"), its 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 Lot No. 11 on the Cherry Acres Subdivision, as of record in Book 2083, Page 35, Register's Office for said County, to which Plat reference id hereby made for a more complete and accurate legal description.

Being the same property conveyed to William K. Rotert, III and wife, Joan Cain Rotert, by Warranty Deed from Jack C. Ramer and wife, Barbara B. Ramer, of record in Book 9200, Page 854, in the Register's Office of Davidson County, Tennessee, dated December 22, 1993 and recorded on December 28, 1993.

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 2021 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherry Acres Subdivision, as recorded in Plat Book 2083, Page(s) 35.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2142, Page 58.

This is improved property located at 4515 Carlton Drive Nashville TN 37215

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 1st day of December, 2020.

William K. Rotert, III.

Joan Cain Rotert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William K. Rotert, III. and Joan Cain Rotert, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2020.

Notary Public

My Commission Expires: _____

