WARRANTY DEED

Karen Johnson Davidson County
Batch# 535779 DEEDWARR
12/16/2020 11:19:44 AM 2 pgs
Fees: $13.00 Taxes: $2,290.30

20201216-0148525

JM-SB-A-20-172A

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bradley Vroon and Brenda Vroon	**NEW OWNER**	
(NAME)	(NAME)	**116-08-0R-001.00-CO**
172A Woodmont Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PERKINS FAMILY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADLEY VROON AND BRENDA VROON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A, together with the appurtenant interest in the common elements of the Mews on Woodmont Townhomes horizontal property regime established by Master Deed, of record as Instrument No. 20051229-0156437 amended as Instrument No. 20060526-0062072, Instrument No. 20060721-0088330 and as Instrument No. 20061130-0147981, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Resubdivision of Lot No. 108 Kenner-Manor Land Co's Second Subdivision of The Kenner Tract (of record in Plat Book 421, page 100), recorded as Instrument No. 20041101-0130616, said Register's Office.

Being the same property conveyed to Perkins Family, LLC by Warranty deed from Lenon J. Coleman and Ptosha W. Coleman, husband and wife of record in Instrument No. 20151016-0105369 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 16, 2015.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 421, Page 100, and Instrument No. 20041101-0130616, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Mews on Woodland Townhomes of record in Instrument Number 20051229-0156437 and amended in Instrument No. 20060526-0062072, Instrument No. 20060721-0088300, Instrument No. 20061130-0147981 and Instrument No. 20180824-0084075, Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of The Mews on Woodmont Townhomes Condominium of record in Instrument Number 20051229-0156140, in the Register's Office for Davidson County, Tennessee.
- Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage of record in Book 3956, Page 866, in the Register's Office for Davidson County, Tennessee.
- Easement granted to the Metropolitan Government of Nashville and Davidson County of record in Book 3944, Page 53, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20060721-0088301 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **172A Woodmont Blvd, Nashville, Tennessee 37205**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF DECEMBER, 2020.

Perkins Family, LLC

BY: _____

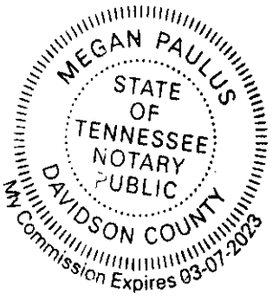
Emily Perkins Sharp
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY PERKINS SHARP, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of PERKINS FAMILY, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of December, 2020.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212