Karen Johnson Davidson County
Batch# 544423 DEEDWARR
01/04/2021 11:02:47 AM 2 pgs
Fees: $13.00 Taxes: $2,571.50
20210104-0000378

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2020

Notary Public

MY COMMISSION EXPIRES: 1/28/2024

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony J. Venti, Jr, Trustee of The Venti, Jr. Family Trust	New Owner	104023R01200CO
(NAME) 2467 Vista Del Sol	(NAME)	
(ADDRESS) La Verne, CA 91750	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HV URBAN, A TENNESSEE PARTNERSHIP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANTHONY J. VENTI, JR, TRUSTEE OF THE VENTI, JR. FAMILY TRUST DATED 5/31/90, F/B/O THE VENTI JR. FAMILY

HEREINAFTER CALLED THE GRANTEES, 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 all of unit 304 The Brio Condominiums on Exhibit "C" Declaration of Covenants and Restrictions for The Brio Condominiums of record in Instrument No. 20180629-0062963, as amended in Instrument No. 2020812-0089899 and Instrument No. 20200820-0093893, Register's Office for Davidson County, Tennessee reference hereby made for a more complete description of the said property. Included with this conveyance are parking spaces No. 17 and 18, as shown on Exhibit "C" of the amended declaration recorded in Instrument No. 20200820-0093893.

Being part of the same property conveyed to HV Urban, a Tennessee Partnership by Deed dated May 25, 2016 from Hidden Valley Homes, LLC, a Tennessee limited liability company, recorded May 27, 2016, in Instrument Number 201605270053963, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #17501

This property is commonly known as: 119 Acklen Park Drive, Brio 304, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 31st day of December, 2020

HV Urban, a Tennessee Partnership

By: _____
James C. Spangler, Member of ALTJ, LLC, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, of the state and county aforementioned, personally appeared James C. Spangler, member of ALTJ, LLC, with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged such person to be a partner(s) of HV Urban, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

Witness my hand, at office, this 31st day of December, 2020.

_____
Notary Signature
My commission expires: 1/28/2024

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #17501