Karen Johnson Davidson County
Batch# 592568 DEEDWARR
03/16/2021 11:14:05 AM 2 pgs
Fees: $13.00 Taxes: $1,167.35
20210316-0034612

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 201232157**
Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $315,500.00.

Affiant

Subscribed and sworn to before me, this 12th day of March, 2021.

Notary Public
My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2021

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Barrington Hwang and Yue Yuan<br>730 Old Hickory Boulevard, Unit 145<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>114-04-0A-032.00 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, **VT Enterprises, GP, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barrington Hwang and Yue Yuan, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County. Tennessee. being known and designated as Unit No. 145 of 730 Boulevard West. a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants. Conditions and Restrictions establishing 730 Boulevard West. a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20180806-0076818, Instrument No. 20180806-0076995, amended in Instrument Numbers 20190306-0020566 and Instrument No. 20190516-0046335, in the Register' s office for Davidson County. Tennessee. and with said Unit being depicted on Exhibit B to said Declaration.

Being a portion of the same property conveyed to LIBRA HOLDINGS, LLC, by deed from CHARLEY L.LANGLEY, ADMINISTRATOR, C.T.A. OF THE ESTATE OF CORINNE O. KNIGHT, DECEASED, of record in Instrument No. 20170105-0001294, dated December 15, 2016, said Register's Office.

Further being a portion of the same property conveyed to VT ENTERPRISES, LLC, by deed from LIBRA HOLDINGS, LLC, of record in Instrument No. 20171006-0102762, dated September 5, 2017, said Register's Office.

VT ENTERPRISES, LLC, having since dissolved , forming VT ENTERPRISES, GP, A TENNESSEE GENERAL PARTNERSHIP

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 114-04-0A-032.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180806-0076818, Instrument No. 20180806-0076995, Instrument No. 20190306- 0020566 and Instrument No. 20190516-0046335, said Register's Office.

Easement for Power Lines recorded in Book 787, Page 3, said Register' s Office.

Easement for Public Utilities of recorded in Book 1489, Page 317 and Instrument No. 20190806-0078061, said Register' s Office.

Agreement for Dedication of Public Right of way as set forth in instrument recorded in Instrument No. 20180411-0034126, said Register' s Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains. Pumps & Appurtenances as set forth in instrument recorded in Instrument No. 20180524-0050012, said Register' s Office.

Declaration of Restrictions and Covenants for Stormwater Facilities & Systems recorded at Instrument No. 20180510-0044731, said Register' s Office.

This is improved property located at 730 Old Hickory Boulevard, Unit 145 Nashville TN 37209

**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 12th day of March, 2021.

VT Enterprises, GP

By: Victor Bishara, Authorized Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the State and County aforesaid, personally appeared Victor Bishara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Partner (or other officer authorized to execute the instrument) of VT Enterprises, GP, a Tennessee General Partnership, the within named bargainor, and that she as such authorized partner has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized partner.

Witness my hand, at office, this 12th day of March, 2021.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021