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

CRT File No. 210434596

Karen Johnson Davidson County
Batch# 628080 **DEEDWARR**
05/03/2021 03:19:40 PM 2 pgs
Fees: $13.00 Taxes: $606.43

20210503-0059274

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $163,900.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2021.

Notary Public
My Commission Expires: 7/9/22

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
EarlW. Ivey 2134 FAIRFAX AVE #C15 NASHVILLE, TN 37212	NEW OWNER	Tax Parcel ID No. 104 11 0A 063.00

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, **615 Investments, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **EarlW. Ivey**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. D-15, Parcel No. 63, of the Villager West Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 5210, Page 174, and further described in the Master Deed of record in Book 5452, Page 419, of record in the Register's Office for Davidson County, Tennessee, and to which reference is hereby made for a more complete description thereof, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to 615 Investments, LLC, by Warranty Deed from Gladys David Howell, Joseph Lee Howell, Emily David Wilson (formerly known as Emily Ruth Wilson), Jonathan Noble David, Dr. Richard J. David, Raymond A. David, Jr., Lynn David Bradley, Dr. David Noble Howell, Esther David Rosenberg (formerly known as Esther David), Paul Henry David, Dr. Clifford B. David, Dr. Barbara David Wright and Kenneth David, of record in Instrument No. 20150929-0098720, in the Register's Office of Davidson County, Tennessee, dated September 25, 2015 and recorded on September 29, 2015.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Villager West Condominium Apartments, as recorded in Plat Book 5210, Page(s) 174. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Hamilton Parks, as recorded in Plat Book 161, Page(s) 160, as revised in Book 534, Page 257.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Villager West Condominium of record in Book 5452, Page 419; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 2134 Fairfax Avenue D15 Nashville TN 37212

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 April, 2021.

615 Investments, LLC

BY: Benjamin Walker, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin Walker, with whom I am personally acquainted, and who acknowledged himself to be the Sole Member of 615 Investments, LLC a Tennessee limited liability company, the within named bargainer, and that they as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole Member.

Witness my hand, at office, this 30th day of April, 2021.

Notary Public
My Commission Expires: _____

