WARRANTY DEED

Karen Johnson Davidson County
Batch# 635855 DEEDWARR
05/13/2021 02:46:27 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20210513-0064917

B-SB-E3-21-978-6

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Elizabeth Totty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2021.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(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)
Derek Totty and Elizabeth Totty	**CapStar Bank**	
(NAME)	(NAME)	**070-07-0P-006.00CO**
1940 Fellowship Rd	**2002 Richard Jones Road, Suite A300**	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	**Nashville, TN 37215**	
(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, **WESTVUE DEVELOPMENT, 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 **DEREK TOTTY AND ELIZABETH TOTTY, 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 6, on the Plan of Westvue, attached as Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions for Westvue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20191101-0112866, amended in Instrument No. 20200204-0012519 and amended in Instrument No. 20200601-0055933, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Norma Crow, an unmarried woman by Warranty deed from Charles J. Bradley, an unmarried man of record in Instrument No. 20150717-0070037 Register's Office for Davidson County, Tennessee, dated July 13, 2015 and recorded on July 17, 2015.

Being a portion of the same property conveyed to John C. Jones, III, a married man by Warranty deed from Norma Crow, unmarried of record in Instrument No. 20190813-0080567 Register's Office for Davidson County, Tennessee, dated August 09, 2019 and recorded on August 13, 2019.

Being a portion of the same property conveyed to Westvue Development, LLC, a Tennessee limited liability company by Quitclaim deed from John C. Jones, III of record in Instrument No. 20190923-0096548 Register's Office for Davidson County, Tennessee, dated September 19, 2019 and recorded on September 23, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191101-0112866, amended in Instrument No. 20200204-0012519 and amended in Instrument No. 20200601-0055933, Register's Office for Davidson County, Tennessee.
- Dedication of Public Right of Way of record in Instrument Number 20171117-0118388 and Instrument No. 20190909-0090867, in the Register's Office for Davidson County, Tennessee.
- Agreed Final Order for Right of Way with Easement of record in Book 8463, Page 447, in the Register's Office for Davidson County, Tennessee.
- Drainage and/or Public Utility Easement of record in Instrument Number 20000216-0015418, in the Register's Office for Davidson County, Tennessee.
- Restriction for Storm Water Facilities and Systems of record in Instrument Number 20170323-0028350, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20191101-0112865, in the Register's

Office for Davidson County, Tennessee.
- Agreement for Private Water and Sewer Services of record in Instrument Number 20191011-0104555, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **978 Youngs Lane #6, Nashville, Tennessee 37207**.

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 10th DAY OF MAY, 2021.

Westvue Development, LLC, a Tennessee limited liability company

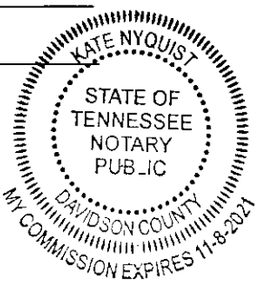
BY: _____
Bryan Krabousanos
Chief Manager/President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYAN KRABOUSANOS, 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 CHIEF MANAGER/PRESIDENT of WESTVUE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER/PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of May, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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