WARRANTY DEED

Karen Johnson Davidson County
Batch# 643929 DEEDWARR
05/25/2021 02:10:43 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210525-0070879

B-SB-E3-21-972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Rachel Mounce and William Tyler Mounce	**Change Home Mortgage**	
(NAME)	(NAME)	
14232 Raleigh Place	**16845 Von Karman Avenue, Suite 200**	**070-07-0-P-009.00CO**
(ADDRESS)	(ADDRESS)	
Tustin, CA 92780	**Irvine, CA 92606**	
(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 LIABLITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL MOUNCE AND WILLIAM TYLER MOUNCE, WIFE AND HUSBAND,** 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 9 of Westvue, a Horizontal Property Regime With Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20191101-0112866, amended in Instrument Nos. 20200204-0012519 and 20200601-0055933, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to UP Partnership, GP, a Tennessee General Partnership, by Warranty Deed from Westue Development, LLC, a Tennessee Limited Liability Company, recorded January 5, 2021 in Instrument No. 20210105-0001030, Register's Office for Davidson County, Tennessee. And further being a part of the same property conveyed to Westvue Development, LLC, by Quitclaim Deed from UP Partnership, GP, recorded 5/25/21 in Instrument No. 20210525-0070878., Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20191101-0112866, amended in Instrument Nos. 20200204-0012519 and 20200601-0055933, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20191101-0112866, Register's Office for Davidson County, Tennessee.
- Easement for Drainage and/or Public Utilities of record in Instrument No. 20000216-0015418, Register's Office for Davidson County, Tennessee.
- Agreed Final Order of record in Book 8463, Page 447, Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Right of Way of record in Instrument Nos. 20171117-0118388 and 20190909-0090867, Register's Office for Davidson County, Tennessee.
- Subject to the 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: **972 Youngs Lane, 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 21st DAY OF MAY, 2021.

Westvue Development, LLC

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 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 21st of May, 2021.

_____
Notary Public
My Commission Expires: 10/2/2023
(SEAL)

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

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023