(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 649349 **DEEDWARR**
06/04/2021 09:02:40 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20210604-0075012

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel Adam Crosa	First Horizon Bank	072-06-3-H-022.00 CO
(NAME)	(NAME)	
819 Vibe Place	1639 Medical Center Parkway, Suite 203	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Murfreesboro, TN 37129	
(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, I, **Maverick W. Cissell, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Adam Crosa and Haley Star Jones, joint tenants with right of survivorship,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Unit #22 of Vibe, as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Vibe Homeowners Association, of record in Instrument No. 20170703-0066733, amended in Instrument No. 20170803-0079133, Instrument No. 20180329-0029496 and Instrument No. 20181024-0105454, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more specific description of the property.

Being a portion of the property conveyed to HV Urban, by Warranty Deed from James R. Criswell, dated February 19, 2016, of record in Instrument No. 20160222-0016699, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Maverick W. Cissell, an unmarried man, by Warranty Deed from HV Urban, a Tennessee partnership, dated March 11, 2019, of record in Instrument No. 20190313-0022872, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 819 Vibe Place, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 332, page 69; Declaration of Covenants, Conditions and Restrictions, Bylaws, Plat and all exhibits thereto, of record in Instrument No. 20170703-0066733, amended in Instrument No 20170803-0079133, Instrument No. 20180329-0029496 and Instrument No. 20181024-0105454; Easement for right of way of record in Book 1681, page 77; Book 1727, page 571 and Book 1727, page 594; Easement for utility lines of record in Instrument No. 20170802-0078517; Easement for Comcast of Nashville I, LLC, of record in Instrument No. 20181029-0106567; Agreement for dedication of easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20170126-0008648; Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4236, page 669 and Book 4236, page 196; Declaration of restriction and covenants for stormwater facilities and systems of record in Instrument No. 20161031-0114828; Agreement dedication of easement and/or public street right of way of record in Instrument No. 20170519-0050068; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 20th day of April, 2021.

Maverick W. Cissell

Maverick W. Cissell

State of California
County of Riverside

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Maverick W. Cissell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Murrieta, California ~~(city)~~, ~~(state)~~, this 20th day of April, 2021.

Notary Public
My Commission Expires: Dec. 14, 2024

File No.: 34031

ANDREA LOPEZ
COMM # 2340273
RIVERSIDE County
California Notary Public
Comm Exp Dec. 14, 2024