Warranty Deed

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT210600177

Karen Johnson Davidson County
Batch# 658684 DEEDWARR
06/17/2021 09:51:42 AM 2 pgs
Fees: $13.00 Taxes: $1,405.63
20210617-0081829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $379,900.00.

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2021.

Notary Public

My commission expires:

GAIL VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Abigail Brennan Thompson	SWBC Mortgage Corp.	071-12-0D-007.00
801 Cherokee Avenue #15	9311 San Pedro Ave. #100	
Nashville, TN 37207	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AT2 CHEROKEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABIGAIL BRENNAN THOMPSON, UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 15 of Highland Heights (formerly known as Unit No. 7 of Cherokee Place), a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Highland Heights of record in Instrument No. 20210429-0057914, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Highland Heights, as shown on Exhibit "B" to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Highland Heights of record in Instrument No. 20210429-0057914, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being a portion of the same property conveyed to Metropolitan Office for Development, LLC by Warranty Deed from Barry A. Peterson, unmarried of record in Instrument No. 20150501-0039404 Register's Office for Davidson County, Tennessee, dated April 29, 2015 and recorded on May 01, 2015.

Being a portion of the same property conveyed to AT2 Cherokee, LLC, a Delaware limited liability company by Special Warranty Deed from Metropolitan Office for Development, LLC, a Delaware limited liability company of record in Instrument No. 20200203-0012209 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 03, 2020.

Being a portion of the same property conveyed to AT2 Cherokee, LLC, a Delaware limited liability company by Quitclaim Deed from Metropolitan Office for Development, LLC, a Delaware limited liability company of record in Instrument No. 20200203-0012210 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 03, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 801 Cherokee Avenue #15, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of June, 2021.

AT2 Cherokee, LLC, a Delaware Limited Liability Company

By: _____
Frank E. Neal, IV, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of AT2 Cherokee, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of June, 2021.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025