WARRANTY DEED

Karen Johnson Davidson County
Batch# 672399 **DEEDWARR**
07/07/2021 02:25:17 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20210707-0091472

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF June, 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
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jody Reaves	newowner	
810 Bellevueld #184 (NAME)	(NAME)	42060A18400CO
Nashville, TN 37221 (ADDRESS)	(ADDRESS)	
(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, WE, **The Von Haberstroh Company, LLC, a Tennessee limited liability,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jody Reaves, a single man** HEREINAFTER CALLED THE GRANTEE, 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 Building 23, Unit 184, Garage No. 184G, Peppertree Creekside Meadows Condominiums, as shown on plat of record in Plat Book 4675, Page 128-130 as established under Master Deed of record in Book 4834, Page 257, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to The Von Haberstroh Company, LLC, by virtue of that certain Warranty Deed dated August 31, 2017, and being of record at Instrument No. 20170906-0091599 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at all matters of record in Plat Book 4675, Page 128-130 and Boundary Plat at Book 4675, Page 52, Declaration of Restrictions, Protective Covenants and Easements recorded at Book 4834, Page 257, Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6535, Page 723, 724, Book 6237, Page 644, Book 6874, Page 354 and Book 7610, Page 973, Deed Restrictions recorded at Instrument No. 20080714-0071939, By-Laws of record in Instrument No. 20040426-0047292, Charter recorded at Book 4836, Page 610,Agreements of reocrd in Book 5519, Page 80 and Instrument No. 20040603-0065549, **and all other matters of record, including all items set out on any applicable plat of record.**

Return to:
Ruby Title and Escrow, LLC
3012 21st Avenue South
Nashville, TN 37212
FILE #: W-SB-VRES-21-810-184

unimproved
This is improved x property, known as 810 Bellevue Rd. #184 Nashville, TN 37221
(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.

Witness my hand this 29th day of June, 2021.

The Von Haberstroh Company, LLC

By David John Deaton, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David John Deaton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of The Von Haberstroh Company, LLC., the within named bargainor, a Tennessee Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

WITNESS my hand and official seal at office this 29th day of June, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY