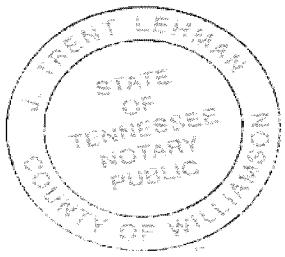
Karen Johnson Davidson County
Batch# 674734 DEEDWARR
07/12/2021 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,515.63
20210712-0093129



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 679,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of JULY, 2021

Notary Public

MY COMMISSION EXPIRES: 11/14/21

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Sanders and Virginia Sanders	New Owner	104023R00600CO
(NAME) 705 Brass Lantern Place	(NAME)	
(ADDRESS) Brentwood, TN 37027	(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,

HV URBAN, A TENNESSEE PARTNERSHIP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RANDALL SANDERS AND VIRGINIA SANDERS, HUSBAND AND WIFE,

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:

Land in Davidson County, Tennessee, being all of Unit 202 The Brio Condominiums on Exhibit "C" Declaration of Covenants and Restrictions for The Brio Condominiums of record in Instrument No. 20180629-0062963, as amended in Instrument No. 2020812-0089899 and Instrument No. 20200820-0093893, Register's office for Davidson County, Tennessee, reference hereby made for a more complete description of the said property. Included with this conveyance are parking spaces 5 and 6 as shown on Exhibit C of the amended declaration recorded in Instrument No. 20200820-0093893.

Being part of the same property conveyed to HV Urban by Deed dated May 25, 2016 from Hidden Valley Homes, LLC, a Tennessee limited liability company, recorded May 27, 2016, in Instrument Number 201605270053963, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 119 Acklen Park Drive, Brio 202, Nashville, TN 37203

LT&E File #17944

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/our hand(s) this 7th day of July, 2021

HV Urban, a Tennessee Partnership

By: _____
James C. Spangler, Member of ALTJ, LLC, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

OBefore me, a Notary Public of the State and County aforesaid, personally appeared James C. Spangler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of ALTJ, LLC, which entity is the Partner of HV Urban, the within named bargainor, and that he as such officer executed the foregoing instrument for the purposes therein contained by signing the name of HV Urban by himself as such officer.

Witness my hand at office, this 7th day of July 2021.

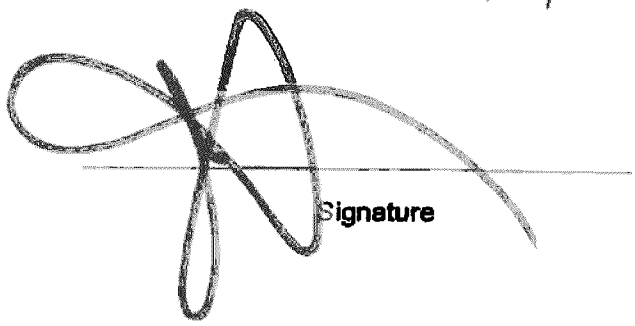
_____
Notary Signature
My commission expires: 11/14/21

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LT&E File #17944

Certificate of Authenticity

I, J. Trent Lehman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on 7/7/21

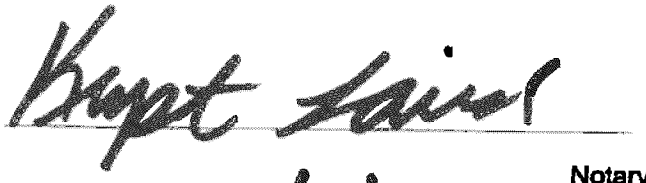


Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, J. Trent Lehman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 11/5/24.

Notary's Seal (if on paper)

