THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210635597** Karen Johnson Davidson County Batch# 674736 **DEEDWARR** 07/12/2021 09:37:26 AM 2 pgs Fees: $13.00 Taxes: $8,880.00 20210712-0093131	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,400,000.00. Affiant Subscribed and sworn to before me, this 9th day of July, 2021. Notary Public My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Brian Henry Sybo and Bao Truc Gia Sybo 4600 Granny White Pike Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-11-0O-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen C. Light and Angel O. Massey, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brian Henry Sybo and Bao Truc Gia Sybo, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of The 4600 Granny White Pike Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4600 Granny White Pike Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070130-0009730, as amended in Instrument No. 20170302-0020682 and Second Amendment of record in Instrument No. 20190709-0066495, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4600 Granny White Pike Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070130-0009730, as amended in Instrument No. 20170302-0020682 and Second Amendment of record in Instrument No. 20190709-0066495, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Stephen C. Light and Angel O. Massey, husband and wife by Warranty deed from Studio Yuda, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190709-0066496 Register's Office for Davidson County, Tennessee, dated June 26, 2019 and recorded on July 09, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 20, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the site plan attached as Exhibit "B" to the Declaration Amendment of record in Instrument No. 20170302-0020682, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration establishing a Horizontal Property Regime for The 4600 Granny White Pike Townhomes, of record in Instrument No. 20170130-0009730, as amended in Instrument No. 20170302-0020682, and Second Amendment recorded in Instrument No. 20190709-0066495, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

HOA Charter of record in Instrument No. 20150526-0048349, Register's Office for Davidson County, Tennessee.

This is improved property located at 4600 Granny White Pike Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective on the 9th day of July, 2021.

Stephen C. Light

Angel O. Massey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen C. Light and Angel O. Massey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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