THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210736584

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $427,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of August, 2021.

Notary Public
My Commission Expires: _

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

Karen Johnson Davidson County
Batch# 708785 **DEEDWARR**
09/01/2021 12:45:50 PM 2 pgs
Fees: $13.00 Taxes: $1,579.90

20210901-0117951

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew T. Sellers 902F Cheatham Place Nashville TN 37208	new owner	Tax Parcel ID No. 081 12 0S 013.00

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, **Lee Nolen, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew T. Sellers,** an unmarried man ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 13 of Buena Vista Place, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Buena Vista Place, a Horizontal Property Regime, of record in Instrument No. 20140328-0025728, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Lee Nolen, unmarried, by Warranty Deed from RWA/BVP Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20150917-0094282, in the Register's Office of Davidson County, Tennessee, dated September 04, 2015 and recorded on September 17, 2015.

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 and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of McGavock's Town, as recorded in Plat Book 21, Page(s) 23.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140328-0025728.

Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20130904-0093086.

Easement for Right of Way, recorded in Instrument Nos. 20140509-0040011 and 20140509-0040012.

This is improved property located at 902F Cheatham Place Nashville TN 37208

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-RES-21-902F

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, Grantor has executed this instrument on this 27th day of August, 2021.

Lee Nolen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lee Nolen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2021.

Notary Public
My Commission Expires:

