WARRANTY DEED

Karen Johnson Davidson County
Batch# 753155 DEEDWARR
11/10/2021 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20211110-0150514

G-VRES-21-515-3207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2021.

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/30/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Veteran Investment Properties, LLC	NEW OWNER	
(NAME)	(NAME)	
515 Church Street #3207	410 WINKLE DRIVE	**093-06-1M-036.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	ALPHARETTA, GA 30004	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EVERS R. MILLER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VETERAN INVESTMENT PROPERTIES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Property in Davidson County, Tennessee:

Being Unit No. 3207 of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878, Instrument No. 20191016-0106180, and Instrument No. 20210302-0027008, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record as Instrument 20171218-0128945, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Unit.

Being the same property conveyed to Evers R. Miller by Warranty deed from 505 Property, LLC, a Delaware limited liability company of record in Instrument No. 20190321-0025767 Register's Office for Davidson County, Tennessee, dated March 20, 2019 and recorded on March 21, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171218-0128945 and 20171218-0128946, amended in Instrument No. 20181009-0099878, Instrument No. 20191016-0106180, and Instrument No. 20210302-0027008, Register's Office for Davidson County, Tennessee.
- Charter for 505 Master Association of record in Instrument No. 20171213-0127264, in the Register's Office for Davidson County, Tennessee.
- Charter for 505 High Rise Condominium Association of record in Instrument No. 20171213-0127265, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument No. 20070625-0075451, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Right of Way & Pedestrian Sidewalk Agreement of record in Instrument No. 20151231-0131613, in the Register's Office for Davidson County, Tennessee.
- Stormwater Facilities & Systems of record in Instrument No. 20150820-0084149 and Instrument No. 20170504-0044298, in the Register's Office for Davidson County, Tennessee.

• Capital Mall Redevelopment Project Plan & Restrictions of record in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee.
• Assignment & Assumption of Development Documents of record in Instrument No. 20151203-0122110, in the Register's Office for Davidson County, Tennessee.
• Memorandum of Development Agreement of record in Instrument No. 20151203-0122108, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Pedestrian Sidewalk Easement of record in Instrument No. 20140923-0087004, as amended in Instrument No. 20151231-0131612, in the Register's Office for Davidson County, Tennessee.
• Memorandum of Parking Lease & License of record in Instrument No. 20141114-0105301, as amended in Instrument No. 20171218-0128943, in the Register's Office for Davidson County, Tennessee.
• Declaration of Covenants & Easements (Fifth & Church Parking Garage) of record in Instrument No. 20141114-0105300, as amended in Instrument No. 20171218-0128944, in the Register's Office for Davidson County, Tennessee.
• Drainage Easement of record in Instrument No. 20081013-0102933 and Maintenance Agreement of record in Instrument No. 20070919-0111878, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **515 Church Street #3207, Nashville, Tennessee 37219**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 5th DAY OF NOVEMBER, 2021.

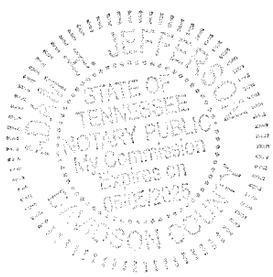
Evers R. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVERS R. MILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of November, 2021.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 5, 2021.

Date

Affiant Signature

11/5/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of November, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON