(1)

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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

CRT File No. 211138442

Karen Johnson Davidson County
Batch# 776799 **DEEDWARR**
12/20/2021 11:10:57 AM 2 pgs
Fees: $13.00 Taxes: $2,293.63

20211220-0167762

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $619,900.00.

Affiant

Subscribed and sworn to before me, this 16th day of December, 2021.

Notary Public
My Commission Expires:

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeremy Dewayne Morris and Amanda Anne Morris 140 Alcott Lane Effort, PA 18330	New Owner	Tax Parcel ID No. 072-06-3H-012.00-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, **1050 East Trinity 4, LLC, a Wyoming Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy Dewayne Morris and Amanda Anne Morris, 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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Unit #12 of Vibe, a planned unit development, a shown on Exhibit "B" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-0066733, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to 1050 East Trinity 4, LLC, a Wyoming Limited Liability Company by Warranty deed from HV Urban, a Tennessee Partnership of record in Instrument No. 20181128-0116081 Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on November 28, 2018.

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 202, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20170703-0066733, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Book 332, Page 69, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170703-0066733, as amended in Instrument No. 20170803-0079133, Instrument No. 20180329-0029496 and Instrument No. 20181024-0105454, 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

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20161031-0114828, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and of record in Instrument Number 20170126-0008648, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument Number 20170519-0050068, in the Register's Office for Davidson County, Tennessee.
Grant of Utility Line Easement in favor of Metro of record in Instrument Number 20170802-0078517, in the Register's Office for Davidson County, Tennessee.
Right of Way Agreement for Public Roads of record in Book 1681, Page 77, in the Register's Office for Davidson County, Tennessee.
Right of Way Deeds of record in Book 1727, Page 571 and Book 1727, page 594, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4236, Page 196 and Book 4236, page 669, in the Register's Office for Davidson County, Tennessee.
.Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument Number 20160714-0072084, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1050 East Trinity Lane #4 Nashville TN 37216

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 16th day of December, 2021.

1050 East Trinity 4, LLC

BY: _____
Matthew C. DuFour, manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Matthew C. DuFour, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of 1050 East Trinity 4, LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 16th day of December, 2021.

_____
Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021