THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 211238964** MEGHAN FERNALD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMMISSION EXPIRES: AUGUST 3, 2025	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $348,000.00. Affiant Subscribed and sworn to before me, this 18th day of January, 2022. Notary Public My Commission Expires: 8/3/25

Karen Johnson Davidson County
Batch# 799467 DEEDWARR
02/02/2022 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,287.60
20220202-0012607

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
VM PRONTO, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	VM PRONTO, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	Tax Parcel ID No. 172-03-0A-039.00

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, **A&W Properties, GP** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **VM PRONTO, LLC, a Delaware Limited Liability Company**, ("Grantee"), its 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 Lot No. 39 on The Woodlands, Phase I, Section I, of record in Plat Book 6900, Page(s) 498 and 499, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Nipp, unmarried by Warranty Deed from Vijay P. Ramcharan, married of record in Instrument No. 20060927-0119618 Register's Office for Davidson County, Tennessee, dated September 14, 2006 and recorded on September 27, 2006.

Being the same property conveyed to A&W Properties, GP by Quitclaim Deed from Michelle Nipp, unmarried of record in Instrument No. 20070720-0086313 Register's Office for Davidson County, Tennessee, dated June 07, 2007 and recorded on July 20, 2007.

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 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 498 through 499, inclusive, Register's Office for Davidson County, Tennessee.

PUD Boundary Plat of record in Book 6900, Page 497, in the 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 Book 7334, Page Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, re-recorded in Book 8643, Page 675, 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. Charter of The Woodlands Homeowners Association of record in Book 8454, Page 246, in the Register's Office for Davidson County, Tennessee.

Conveyance of common area to HOA of record in Book 8472, Page 310, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyances of record of record in Book 8541, Page 225, 230 and 235, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1212 Pineview Lane Nashville TN 37211

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 have executed this instrument on this 14 day of January, 2022.

A&W Properties, GP

BY: _____
Right Road, LLC, Partner
By Scott D. Whelan, Administrative Member

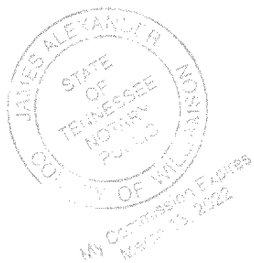
BY: _____
The Man Upstairs, LLC, Partner
By Gabriel A. Aviles, Member

State of Tennessee
County of Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Scott D. Whelan, 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 Administrative Member of Right Road LLC, which is a partner of A&W Properties, GP, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand and Seal this the 14 day of January, 2022.

_____
Notary Public
My commission expires:

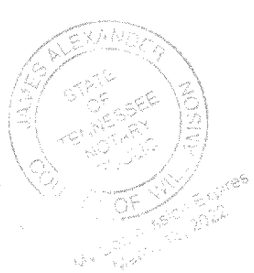


State of Tennessee
County of Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Gabriel A. Aviles, 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 Administrative Member of The Man Upstairs, LLC, which is a partner of A&W Properties, GP, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand and Seal this the 14 day of January, 2022.

_____
Notary Public
My commission expires:



Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 January 14, 2022 (date of document).

Affiant Signature

1/24/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 24th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

