THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211239005** Karen Johnson Davidson County Batch# 802769 **DEEDWARR** 02/09/2022 11:37:49 AM 2 pgs Fees: $13.00 Taxes: $1,813.00 20220209-0014984	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $490,000.00. Affiant Subscribed and sworn to before me, this 27th day of January, 2022. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Morgan Anne Vines 4403A Georgia Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 12 0E 004.00

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, **Ryan Heede and Anne Hoffman Heede, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Morgan Anne Vines, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 4403C, Oakley Townhouses, as established under Master Deed of record as Instrument No. 20070809-0095672, as corrected at Instrument No. 20071030-0127687, and as amended at Instrument No. 20100113-0003151, and as shown on the plat of Phase Two, Oakley Townhouses, recorded as Exhibit "A" to the amendment recorded as Instrument No. 20100113-0003151, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Anne Hoffman Heede and Ryan Heede, wife and husband, by Warranty Deed from Faith Bishop, a married woman, of record in Instrument No. 20170406-0033658, in the Register's Office for Davidson County, Tennessee, dated April 04, 2017 and recorded on April 06, 2017.

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 2022 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 Plan No. 1, West Nashville, as recorded in Plat Book 57, Page(s) 74 and 75.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Oakley Townhouses of record in Instrument No. 20070809-0095672, as amended by instrument(s) of record in as corrected in Instrument No. 20071030-0127687 and amended in Instrument No. 20100113-0003151; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 4403A Georgia Avenue Nashville TN 37209

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 January, 2022.

Ryan Heede

Anne Hoffman Heede

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 27th day of January, 2022.

Notary Public
My Commission Expires: 9/8/25

