Karen Johnson Davidson County
Batch# 804635 DEEDWARR
02/14/2022 09:24:25 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20220214-0016475

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Link Detten
500 Paragon Mills Road #A-3
Nashville, Tennessee 37211

SEND TAX BILL TO:
Volunteer State Bank
101 Hwy 52 W
Portland, Tennessee 37148

MORTGAGEE
Volunteer State Bank
101 Hwy 52 W
Portland, Tennessee 37148

MAP 133
GROUP 11 0A
PARCEL 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **VIP Transport, LLC., a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Link Detten, un-married**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, as follows:

Being land in Davidson County, TN, being a certain condominium apartment, being Unit No. A-3, of Canterbury Hall Condominiums, as of record in Book 5200, page 159, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to VIP Transport, LLC, by Quitclaim Deed from Cornerstone Investments, Inc., a Tennessee Corporation, dated December 10, 2021 and filed of record December 13, 2021 in Instrument No. 20211213-0164652, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of Canterbury Hall Condominium Apartments, of record in Book 5200, Page 159, said Register's Office.
3. Charter of Homeowners Association of record, Book 5446, Page 152 and Book 7283, Page 92, of said Register's Office.
4. Master Deed of record, Book 5440, Page 255 and Book 5441, Page 819, said Register's Office.
5. By-Laws contained in instrument of record, Book 5440, Page 298 and Book 5865, Page 101, said Register's Office.
6. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 500 Paragon Mills Road #A-3, Nashville, Tennessee 37211.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Link Detten, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 10th day of February, 2022.

VIP Transport, LLC., a Tennessee Limited Liability Company

Roy Huddleston Managing Member

By: Roy Huddleston, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Roy Huddleston,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Roy Huddleston, Managing Member** of **VIP Transport, LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 10th day of February, 2022.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $205,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of February, 2022.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY