WARRANTY DEED

Karen Johnson Davidson County
Batch# 930750 DEEDWARR
10/18/2022 09:32:50 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20221018-0113574

B-DSKW-22-831

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

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)
LHS-Randleman Road, LLC, a North Carolina limited liability corporation	**New Owner**	
(NAME) **4517 B West Market St.**	(NAME)	**072-06-3H-030.00-CO**
(ADDRESS) **Greensboro, NC 27407**	(ADDRESS)	
(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, **KEONDA SMITH, MARRIED AND DERRICK SALTER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LHS-RANDLEMAN ROAD, LLC, A NORTH CAROLINA LIMITED LIABILITY CORPORATION,** 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:

Being all of Unit 30 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, revised in Instrument No. 20170803-0079133 and Instrument No. 20180329-0029496, Instrument No. 20181024-0105454, Registers Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to Keonda Williams and Derrick Salter, tenants in common by Quitclaim deed from Keonda Williams of record in Instrument No. 20190812-0080333 Register's Office for Davidson County, Tennessee, dated August 08, 2019 and recorded on August 12, 2019.

Scrivener's Affidavit Recorded on February 12, 2020 of record in Instrument Number 20200212-0016235, in the Register's Office for Davidson County, Tennessee.

Said property is not and has never been the primary marital residence of the within named Grantors.

The execution of this instrument is affected by the signature of Keonda Smith as Attorney-in-Fact for Derrick Salter, which Power of Attorney is recorded in Instrument Number 20221018-0113593, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2022, 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.
- 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.
- Grant of Easement of record in Instrument Number 20181029-0106557, 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: **831 Vibe Place, Nashville, Tennessee 37216**.

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 14th DAY OF OCTOBER, 2022.

Keonda Smith

Derrick Salter by [signature], Attorney in Fact

Derrick Salter by Keonda Smith, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEONDA SMITH, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEONDA SMITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DERRICK SALTER, and who acknowledged he/she/they executed the same as the free act and deed of the said DERRICK SALTER.

Witness my hand and official seal, this the 14th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY