Karen Johnson Davidson County
Batch# 985570 DEEDWARR
03/28/2023 10:44:01 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20230328-0022434

G #36552-5

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$575,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of **March, 2023.**

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alanna Keenan	U.S. Bank N.A.	119-13-0-H-003-00co
473-C Timmons Street	P.O. Box 20005	
Nashville, TN 37211	Owensboro, KY 42304	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Vulfpeck, GP, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alanna C. Keenan, Single

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit C on the Plan of 473 Timmons Cottages, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 473 Timmons Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20211215-0165572, and Instrument of Correction of record in Instrument No.20220516-0056185 and Second Instrument of Correction of record in Instrument No. 20230224-0013093, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 473 Timmons Cottages as shown on Exhibit "B" attached as Exhibit "2" to the Second Instrument of Correction of record in Instrument No. 20230224-0013093, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Vulfpeck, GP, a Tennessee general partnership, by Warranty Deed dated October 25, 2021, from William A. Puryear, III, of record in Instrument No. 20211027-0144072, Register's Office for Davidson County, Tennessee.

THE PROPERTY CONVEYED HEREIN IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record as set out on Exhibit "B" attached as Exhibit "2" to the Second Instrument of Correction to the Declaration of record in Instrument No. 20230224-0013093, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Declaration of Covenants, Conditions, and Restrictions of 473 Timmons Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211215-0165572 and Corrected in Instrument No. 20220516-0056185 and Instrument No. 20230224-0013093 and By-Laws appended thereto, Register's Office for Davidson County, Tennessee.

3) Charter of 473 Timmons Cottages Homeowner's Association, Inc., of record in Instrument No. 20211210-0164181, Register's Office for Davidson County, Tennessee.

4) All matters shown on the Plan of record in Plat Book 332 Page 19, Register's Office for Davidson County, Tennessee.

5) Agreements for Dedication of Public Right-of-Ways of record in Instrument No. 20220809-0090396 and Instrument No. 20220809-0090397, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-CT-23-473-C

6) Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20230309-0017035, Register's Office for Davidson County, Tennessee.

7) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as: **473-C Timmons Street, Nashville, TN 37211** .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **23rd** day of **March, 2023.**

Vulfpeck, GP, a Tennessee General Partnership

By: _____
Steven D. Emery, General Partner

By: _____
William F. Snyder, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Steven D. Emery** 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 **General Partner** of **Vulfpeck, GP**, the within named bargainor, a Tennessee general partnership, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Steven D. Emery** as **General Partner.**

_____
Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William F. Snyder** 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 **General Partner** of **Vulfpeck, GP**, the within named bargainor, a Tennessee general partnership, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **William F. Snyder** as **General Partner.**

_____
Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY