WARRANTY DEED

Karen Johnson Davidson County
Batch# 990020 DEEDWARR
04/10/2023 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230410-0025955

JM-VRE-23-2115-430

STATE OF ~~TENNESSEE~~ Washington
COUNTY OF ~~DAVIDSON~~ King

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2023.

ANDY YIP
Notary Public
State of Washington
Commission # 95975
My Comm. Expires Jul 19, 2025

Notary Public

My Commission Expires: July 19, 2025

(AFFIX SEAL)

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)
Charles Allan Lewie, Jr. and Angela Michele Lewie	**NEW OWNER**	
(NAME)	(NAME)	**082-15-0A-092.00-CO**
1414 Boscobel Street, Unit B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **CHASE P. VARA, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES ALLAN LEWIE, JR. AND ANGELA MICHELE LEWIE, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 430, 5th and Main Condominium, as established under Master Deed of record in Instrument No. 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914 and 20161222-0134731, 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 Chase P. Vara, an unmarried man by Warranty deed from Sarah L. Gabers, a single woman of record in Instrument No. 20200102-0000420 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on January 02, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record as Instrument No. 20121012-0093520, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20060630-0078751, as amended in Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927,Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827, Instrument No. 20120409-0030284, Instrument No. 20120820-0074741, Instrument No. 20121017-0095419, Instrument No. 20130911-0096032, Instrument No. 20140804-0069914, Instrument No. 20161222-0134731, Instrument No. 202000714-0076798, Instrument No. 20210526-0071635, and Instrument No. 20220823-0095272, Register's Office for Davidson County, Tennessee.
- Charter of 5th and Main Condominium Association, Inc. of record in Instrument No. 20060626-0076032, in the Register's Office for Davidson County, Tennessee.
- Attorney's Certificate of record in Instrument No. 20060630-0078752, in the Register's Office for Davidson County, Tennessee.
- Quitclaim and Assignment of Declarant Rights of record in Instrument No. 20110304-0017580, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants for East Bank Redevelopment District of record in Book 10078, Page 364, Book 10169, Page 1 and Book 11625, Page 241, in the Register's Office for Davidson County, Tennessee.
- Covenants set out in deed of record in Instrument No. 20060630-0078750, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20050623-0072082, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20130726-0077475, in the Register's Office for Davidson County, Tennessee.
- Grant of Overhead Line Easement of record in Instrument No. 20070228-0024576, in the Register's Office for Davidson County, Tennessee.

- Grant of Utility Easement of record in Instrument No. 20150130-0008966, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument No. 20150129-0008490, 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 Appurtenances of record in Instrument No. 20050623-0072133 and Instrument No. 20050623-0072134, in the Register's Office for Davidson County, Tennessee.
- Order as recorded in Instrument No. 20090210-0011552 in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20050623-0078082, in the Register's Office for Davidson County, Tennessee.
- Easements for utilities retained in Metropolitan Council Ordinance No. 64-257.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2115 Yeaman Place Apt 430, Nashville, Tennessee 37206**.

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 7th DAY OF APRIL, 2023.

Chase P. Vara

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHASE P. VARA, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of April, 2023.

Notary Public
My Commission Expires: July 19, 2025
(SEAL)

ANDY YIP
Notary Public
State of Washington
Commission # 95975
My Comm. Expires Jul 19, 2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Jennifer Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the origina version of the electronic document tendered for registration herewith and that this electronic documer is a true and exact copy of the original document executed and authenticated according to law on 4-7-23 (date of document).

Affiant Signature

4-10-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10th day of April, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

