WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

DM-HVF-21-1202

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1028612 **DEEDWARR**
07/20/2023 11.04:50 AM 2 pgs
Fees $13 00 Taxes $847 30

20230720-0055942

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Noah B. Wessel	**Wilson Bank & Trust**	
(NAME)	(NAME)	**072 05 0O 039.00**
600 E Trinity Ln Unit 202	**207 Legends Dr**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Lebanon, TN 37087**	
(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, **HIGH VIEW FLATS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOAH B. WESSEL, UNMARRIED,** 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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 202A, High View Flats, as established under Master Declaration of record in Instrument No. 20200922-0108662, and Declaration for High View Flats of record in Instrument No 20201216-0148644, as being amended at Instrument No 20210204-0016515, Instrument No 20220105-0002261, and Instrument No. 20230406-0025207, and Instrument No 20230614-0045438 in the Register's Office, Davidson County, Tennessee, to which master declaration reference is hereby made for a more particular description of said unit being depicted on Exhibit "B" to said Declaration, together with an undivided interest in the common elements as shown on said master deed

Being a part of the same property conveyed to High View Flats LLC, a Tennessee limited liability company, by Warranty Deed from LVH, LLC, a Tennessee limited liability company, of record in Instrument No. 20200923-0109430, in the Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020 Also see Scrivener's Affidavit recorded in Instrument No 20210503-0058959, Register's Office of Davidson County, Tennessee

This conveyance is subject to

- Taxes for the year 2023 and subsequent years.
- All matters shown on the plat of Walnut Grove Subdivision of Lot No. 5, Stull Tract, as recorded in Book 332, Page 34
- Master Deed establishing High View Condominium of record in Instrument No 20201216-0148644, as being amended in Instrument No 20210204-0016515, Instrument No. 20220105-0002261 and Instrument No 20230406-0025207.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20201216-0148644, as being amended in Instrument No 20210204-0016515; Instrument No 20220105-0002261 and Instrument No 20230406-0025207.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200910-0103453
- Easement for Slope, recorded in Book 4103, Page 745
- Easement for Permanent and Right-of-Way for Street and Right of Entry for Temporary Construction, recorded in Book 8463, Page 305
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, Appurtenances, recorded in Instrument No. 20201102-0127506 and Instrument No. 20210209-0018510
- Easement for Broadband Communications System, recorded in Instrument No. 20210526-0071168
- Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No 20201117-0135238
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **600 E Trinity Ln Unit 202, Nashville, Tennessee 37207**

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 17th DAY OF JULY, 2023.

High View Flats, LLC

BY: _____
Logan Bell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN BELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HIGH VIEW FLATS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 17th of July, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

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