THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845493** Karen Johnson Davidson County Batch# 1044292 **DEEDWARR** 08/30/2023 02 50 07 PM 2 pgs Fees, $13 00 Taxes $980 50 20230830-0068036	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $265,000 00 Affiant Subscribed and sworn to before me, this 25th day of August, 2023 Notary Public My Commission Expires HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Robert S. Crocker and Rachael Crocker 9380 Whitfingham Dr. Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 072 05 0O 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cassine Real Estate, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert S. Crocker and Rachael Crocker, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 7A, 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 Nos. 20210204-0016515, 20220105-0002261, 20230406-0025207 and 20230614-0045438, in the Register's Office of 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 the same property conveyed to Cassine Real Estate, LLC, a Tennessee limited liability company, by Warranty Deed from High View Flats, LLC, a Tennessee limited liability company, of record in Instrument No. 20230629-0049628, in the Register's Office of Davidson County, Tennessee, dated June 23, 2023 and recorded on June 29, 2023

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walnut Grove Subdivision of Lot No. 5, Stull Tract, as recorded in Plat Book 332, Page 34.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing High View Condominium of record in Instrument No. 20200922-0108662; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-CR-23-600-7

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20201216-0148644, as amended in Instrument Nos. 20210204-0016515, 20220105-0002261, 20230406-0025207 and 20230614-0045438

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 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 Nos. 20201102-0127506 and 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

This is improved property located at 600 E Trinity Lane #7 Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2023

Cassine Real Estate, LLC

By: Jonathan Harris, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jonathan Harris, 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 Authorized Agent of Cassine Real Estate, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 25th day of August, 2023

Notary Public
My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04 2027