Karen Johnson Davidson
Batch# 1072878 DEEDWARR
11/17/2023 10:04:01 AM 2 pgs
Fees: $13.00 Taxes: $1,213.60

20231117-0089663

WARRANTY DEED

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

DM-HVF-22-2900-104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(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)
Candace Kate Galliher and Gary Galliher	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**072050O07000CO**
2900 Edwin Way 104	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Indian Land, SC 29707**	
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CANDACE KATE GALLIHER, AN UNMARRIED WOMAN, AND GARY GALLIHER, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

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 104B, 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 amended at Instrument No. 20210204-00166515, Instrument No. 20220105-0002261, Instrument No. 20230406-0025207 and Instrument No. 20230614-0045438, in the Register's Office for 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 part of that 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 of Davidson County, Tennessee, dated September 23, 2020, and recorded on September 23, 2020.

Said conveyance being corrected by that certain Scrivener's Affidavit of record in Instrument No. 20210503-0058959 in the Register's Office of Davidson County, Tennessee, dated April 30, 2021, and recorded on May 3, 2021.

Being part of that property conveyed to High View Flats, LLC, a Tennessee limited liability company, by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20201023-0123337 in the Register's Office of Davidson County, Tennessee, dated September 3, 2020, and recorded on October 23, 2020.

This conveyance is subject to:
- County of Davidson taxes for the year 2023 are now due and payable.
- Taxes and assessments for 2024 and subsequent years, a lien not yet due and payable.
- Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 072050O07000CO
- Master Deed establishing High View Flats of record in Instrument No. Instrument No. 20201216-0148644, as being amended in Instrument No. 20210204-0016515; Instrument No. 20220105-0002261 and Instrument No. 20230406-0025207 and Instrument No. 20230614-0045438; 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.
- Covenants, Conditions and Restrictions as set forth in Declaration recorded in Instrument No. 20201216-0148644, as amended in Instrument No. 20210204-0016515, Instrument No. 20220105-0002261,

Instrument No. 20230406-0025207 and Instrument No. 20230614-0045438.
- Easement for slopes, recorded in Book 4103, Page 745.
- Easement for temporary construction, recorded in Book 8463, Page 305.
- Easement for sanitary sewer, recorded in Instrument Nos. 20201102-0127506 and 20210209-0018510.
- Easement for public right of way, recorded in Instrument No. 20201117-0135238.
- Easement for broadband communications, recorded in Instrument No. 20210526-0071168.
- Rights of others in and to any party walls located on the subject property.
- Rights or claims of tenants under unrecorded leases.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2900 Edwin Way 104, 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 13th DAY OF NOVEMBER, 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 13th of November, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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