WARRANTY DEED

Karen Johnson Davidson County
Batch# 1080338 DEEDWARR
12/08/2023 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20231208-0095073

File #23-PA-0600-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-08-2024

(AFFIX SEAL)

TUNACHE FLORES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tanner Borum	**Canopy Mortgage, LLC, ISAOA**	
(NAME)	(NAME)	
600 East Trinity Lane, Unit 209	**360 Technology Court, Ste. 200**	**072 05 0O 046.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Lindon, UT 84042**	
(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, **R MANUEL RENTALS, A TENNSSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TANNER BORUM, A SINGLE PERSON** 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. 209A, High View, 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 in Instrument No. 20210204-0016515, Instrument No. 20220105-0002261, 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 the same property conveyed to R Manuel Rentals, a Tennessee General Partnership, by Warranty Deed from High View Flats, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230906-0069981, in the Register's Office of Davidson County, Tennessee, dated August 30, 2023 and recorded on September 06, 2023.

Being 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 of 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:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.
*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.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201216-0148644, as being 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 Permanent and Right-of-Way for Street Purposes and Right of Entry for Temporary Construction Purposes, 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 Public Right-of-Way, recorded in Instrument No. 20201117-0135238.
*Easement for Broadband Communications System, recorded in Instrument No. 20210526-0071168.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **600 East Trinity Lane, Unit 209, Nashville, TN 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 5th day of December, 2023.

R Manuel Rentals, a Partnership

By: _____
Ryan M. Moses, Manager

By: _____
Manuel Benjamin Russ, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2023, before me personally appeared Ryan M. Moses, Manager of R Manuel Rentals and Manuel Benjamin Russ, Partner of R Manuel Rentals, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of December, 2023.

_____
Notary Signature
My commission expires: 1.8.2024

TUVACHE FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 5th day of December, 2023.

Affiant Signature

Date 12/5/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

