WARRANTY DEED

Karen Johnson Davidson County
Batch# 1133364 DEEDWARR
05/10/2024 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240510-0034510

DM-HVF-24-2900-305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF MAY, 2024.

Lesley Smith
Notary Public

MY COMMISSION EXPIRES: 01/26/2025
(AFFIX SEAL)

LESLEY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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)
Matthew Paul Bridges		
(NAME)	(NAME)	**072-05-0O-083.00-CO**
2900 Edwin Way #305		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 **MATTHEW PAUL BRIDGES,** 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. 305B, on the Plan of High View Flats, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" of that Declaration of Covenants, Conditions and Restrictions for High View Flats, of record in Instrument No. 20201216-0148644, as amended in Instrument No. 20210204-0016515, Instrument No. 20220105-0002261, amended and subject unit shown in Instrument No. 20230406-0025207, and Instrument No. 20230614-0045438, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion 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 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020; Scrivener's Affidavit of record in Instrument No. 20210503-0058959, said register's office.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 34, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Declaration for High View of record in Instrument No. 20200922-0108662, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20201216-0148644, First Amendment in Instrument No. 20210204-0016515, Second Amendment in Instrument No. 20220105-0002261, Third Amendment in Instrument No. 20230406-0025207, and Fourth Amendment in Instrument No. 20230614-0045438, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200910-0103453, in the Register's Office for Davidson County, Tennessee.
- Easement(s) as described in that deed of record in Book 4103, Page 745, in the Register's Office for Davidson County, Tennessee.
- Easement for Permanent Right of Way for Street and Right of Entry for Temporary Construction of record in Book 8643, Page 305, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, Appurtenances of record in Instrument No. 20201102-0127506, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps,

Appurtenances of record in Instrument No. 20210209-0018510, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument No. 20210526-0071168, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Right of Way of record in Instrument No. 20201117-0135238, in the Register's Office for Davidson County, Tennessee.
• Easement for Water Tank Drain Line of record in Book 5559, Page 569, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2900 Edwin Way #305, 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 9 DAY OF MAY, 2024.

High View Flats LLC

BY: _____
Adam Jefferson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, 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 9th of May, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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

Tennessee Certification of Electronic Document

I, Marcya Bove, 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 May 9, 2024 (date of document).

Marcya Bove
Affiant Signature

May 9, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th day of May, 2024.

Rebekah E. Fisher
Notary's Signature

MY COMMISSION EXPIRES: 10/26/2025

NOTARY'S SEAL

