BILL GARRETT, Davidson County
Trans: T20130079064 DEEDWARR
Recvd: 09/12/13 09:56 2 pgs
Fees: 13.00 Taxes: 2296.68
20130912-0096199

File Box 9-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,725.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

File No.: ALW-13-4809

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua S Rosenblatt and Rachel Ross Rosenblatt	Suntrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	103 030 25200
(NAME) 4809 Nebraska Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **RIGID DEVELOPMENT, INC.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOSHUA S ROSENBLATT AND WIFE, RACHEL ROSS ROSENBLATT**, hereinafter called the Grantee(s), their heirs 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 Lot No. 5, Block 20 on the Map of Part of Sylvan Park, of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50.0 feet on the southerly margin of Nebraska Avenue (formerly Eighth Avenue) and extends back between parallel lines 160.00 feet to an alley.

Being the same property conveyed to Rigid Development, Inc. by Warranty Deed from Lesley M. Cuttler, dated February 1, 2013, of record as Instrument Number 20130219-0016048, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) Plan of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee; 3) Easement of record in Book 7133, Page 209, Register's Office for Davidson County, Tennessee; 4) Restrictive Covenants of record as Instrument No. 20130628-0067067, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4809 Nebraska Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 9th day of September, 2013.

Rigid Development, Inc.

BY: _____

Brent Craig, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of September, 2013, before me personally appeared Brent Craig, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President Rigid Development, Inc., the within named bargainor, a corporation, and that he, as such President, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of September, 2013.

_____

Notary Public
My Commission Expires: 10/18/14

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171