WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140060827 DEEDWARR
Recvd: 08/18/14 13:38 2 pgs
Fees:13.00 Taxes:3108.00
20140818-0074657

File No.: ALW-14-1723

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

AMANDA VAUGHN Notary Public State of Tennessee DAVIDSON COUNTY

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
Benjamin J. Johnston and Alyssa F. Rosenheck	First Tennessee Bank	117-15-4-1.00CO.
(NAME)	(NAME)	
1723 Hillmont Dr	300 Court Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Memphis, TN 38103	
(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, **BENJAMIN J. JOHNSTON AND ALYSSA F. ROSENHECK, HUSBAND AND WIFE**, 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 Unit A (a/k/a Unit 1723), as shown on Declaration of Protective Covenants, Conditions and Restrictions for Hillmont Commons a Townhouse Planned Unit Development, of record in Instrument No. 20131230-0130928, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Keith W. Merrill, unmarried by Warranty Deed from Jack N. Tutterrow and wife, Victoria B. Tutterrow, dated June 6, 1997, recorded June 11, 1997, of record in Deed Book 10488, Page 533, in the Register's Office of Davidson County, Tennessee.

Further being part of the same property conveyed to Rigid Development, Inc. by Warranty Deed from Keith W. Merrill, an unmarried man, dated December 6, 2013, recorded December 9, 2013 in Instrument No. 20131209-0124650, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1723 Hillmont Dr, Nashville, TN 37215
(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 15th day of August, 2014.

Rigid Development, Inc.

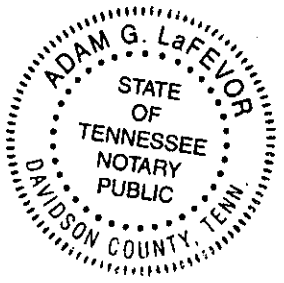
BY: _____
Brent Craig, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of August, 2014, 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 15th day of August, 2014.

_____
Notary Public
My Commission Expires: 10/15/16



RETURN TO:

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