WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160053084 DEEDWARR
Recvd: 06/22/16 11:22 2 pgs
Fees: 13.00 Taxes: 1294.63
20160622-0063547

State of Tennessee
County of ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodney Kennedy Jr.	new owner	081 08 20 002.00
(NAME)	(NAME)	
507 Coffee St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Double Sun Construction, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rodney Kennedy Jr. and Alyssa Ramirez, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit B as shown on Exhibit "C" to the "Declaration of Covenants, Conditions and Restrictions for 507 Coffee Street Townhomes " of record in Instrument Number 20160602-0055515, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING PART OF the same property conveyed to Double Sun Construction, LLC by Quitclaim Deed from Mark Hudson, dated January 8, 2015 and recorded January 9, 2015 in Instrument Number 20150109-0002441; and part of the same property previously conveyed to Mark Hudson by Warranty Deed from Gosco Properties, LLC, dated November 7, 2012 and recorded November 8, 2012 in Instrument Number 20121108-0103318, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2016 and subsequent years, a lien, but not yet due and payable

Subject to Declaration of Covenants, Conditions and Restrictions for 507 Coffee Street Townhomes " of record in Instrument Number 20160602-0055515, including Plan attached as Exhibit "C" to said Declaration; prior plat of record in Book 21, Page 105, said Register's Office.

Subject to Slope Easement in Book 4248, Page 280, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 507 Coffee St., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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 hands this 17th day of June, 2016.

DOUBLE SUN CONSTRUCTION, LLC

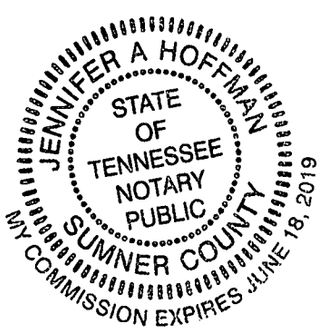
David Robinson, Member

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, David Robinson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Member of Double Sun Construction, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and seal this 17th day of June, 2016.

Notary Public
My Commission Expires: 6/18/19



File No.: 20161299