WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160063156 DEEDWARR
Recvd: 07/22/16 10:30 2 pgs
Fees:13.00 Taxes:1054.50

20160722-0075598

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RPL Music Creations, LLC	Same as new owner	173-08-0-A-002.00 CO
(NAME)	(NAME)	
1000 Streamdale Point W		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marcus C. Razo and Marie C. Razo, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RPL Music Creations, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No. 44 on the Final Plat, Section One, Deer Valley, of record in Instrument Number 20030205-0016206, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Marcus C. Razo and Marie C. Razo, husband and wife, by Warranty Deed from Yazdian Construction Inc., a Tennessee Corporation, dated September 19, 2003, of record in Instrument No. 20030926-0142966, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Instrument No. 20030205-0016206; Restrictions and By-Laws of record in Instrument No. 20021212-0153693; Charter of Deer Valley Homeowners Association of record in Instrument No. 20021212-0153692; Articles of Merger of Oak Highlands/ Deer Valley Homeowners Association of record in Instrument No. 20070807-0093758; Sanitary sewer and/ or storm drainage easement of record in Instrument No. 20001205-0119205 and Instrument No. 20001205-0119206; Well easement of record in Book 222, page 565; Stormwater Detention Agreement of record in Instrument No. 20020627-0077608; Quitclaim Deed to Homeowners Association for common area of record in Instrument No. 20040224-0020945; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1000 Streamdale Point W, Antioch, TN 37013
(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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 our hands this 18th day of July, 2016.

Marcus C. Razo

Marie C. Razo

State of Nevada
County of Clark

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Marcus C. Razo and Marie C. Razo, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Las Vegas (City), Nevada, this 18th day of July, 2016.

Notary Public
My Commission Expires: 1 May 2018

File No.: 23215

ANTHONY VILLALTA
Notary Public, State of Nevada
Appointment No. 10-2012-1
My Appt. Expires May 1, 2018

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED