WARRANTY DEED

JILL BRANYAN
State of Tennessee Notary Public
Davidson County
My Commission Expires 07/08/2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rhythm Homes and Development, LLC	Rhythm Homes and Development, LLC	071090030.00`
(NAME)	(NAME)	
6551 Pernod Avenue	1711 Golf Street	
(ADDRESS)	(ADDRESS)	
St. Louis, MO 63139	Nashville, TN 37216-3307	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WE, Larry W. Hurt, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rhythm Homes and Development, LLC, 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 Lot No. (s) 117 and 118 on the Plan of Brooklyn Heights, E. C. Scruggs Subdivision, of record in Plat Book 332, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 117 and 118 front together 85 feet on the Northerly side of Seminary Street, formerly Brooks Street, and runs back Northerly between parallel line 140 feet to an alley.

Being the same property conveyed to Larry W. Hurt by Warranty deed from Gloria D. Washington of record in Book 6885, page 296, Register's Office for Davidson County, Tennessee, dated June 11, 1986 and recorded on June 12, 1986. (Value or consideration shown in aforementioned deed $2,000.00.) Being also known as 1800 Seminary Street Nashville, Tennessee 37207.

Larry W. Hurt was not married at the time of conveyance.

unimproved ☑

This is improved ☐ property, known as 1800 Seminary Street, Nashville, TN 37207

(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.

BILL GARRETT, Davidson County
Trans: T20170016334 DEEDWARR
Recvd: 02/24/17 10:44 2 pgs
Fees: 13.00 Taxes: 407.00
20170224-0018560

Witness my hand this 17th day of February, 2017.

Larry W. Hurt

STATE OF TENNESSEE

COUNTY OF Davidson

On this 17th day of February, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry W. Hurt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
07-08-19

Notary Public

JILL BRANYAN
State of Tennessee
Notary Public
Davidson County
My Commission Expires 07/08/2019