NEW OWNER:

Melissa Pinsly
Franklin Zitter
762 Westminster Road #2
Brooklyn, NV 11230

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0133

081-02-0-093.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170024356 DEEDWARR
Recvd: 03/22/17 14:00 3 pgs
Fees:18.00 Taxes:1020.83
20170322-0028077

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Five Thousand Nine Hundred and 00/100 Dollars** (**$275,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **RK URBAN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MELISSA PINSLY AND FRANKLIN ZITTER, WIFE AND HUSBAND** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1719A on the Plan of Homes at 1719 Nubell Street of record in Exhibit "B" of Instrument No. 20160404-0032113 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to C & H Properties, LLC, a Tennessee limited liability company by Warranty Deed from Wilometto W. Clark, unmarried of record in Instrument No. 20151123-0118646 Register's Office for Davidson County, Tennessee, dated November 19, 2015 and recorded on November 23, 2015.

Being a portion of the same property conveyed to RK Urban Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from C & H Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160128-0008305 Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on January 28, 2016.

Being also known as 1719 A Nubell Street Nashville, TN 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 17th day of **March, 2017**.

RK URBAN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Roger R. Hopkins, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Rodger R. Hopkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **the Member** of, RK Urban Development, LLC, a Tennessee Limited Liability Company the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 17th day of **March, 2017**.

NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **275,900.00** .

AFFIANT

Sworn to and subscribed to before me this 17th day of **March, 2017**.

NOTARY PUBLIC

My commission expires: 1-6-2020

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN