WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170041049 DEEDWARR
Recvd: 05/15/17 10:31 2 pgs
Fees:13.00 Taxes:1418.95

20170515-0047819

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

B-NI-17-512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,500.00.

Daney Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2017.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin J. Folk	NEW OWNER	
(NAME) **512 B Snyder Avenue**	(NAME)	**091-10-0G-002.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **NASHVILLE INTOWN DEVELOPMENT CO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN J. FOLK,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 B as reflected on the Site Plan Shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Maxon Snyder Homes Townhomes, of record in Instrument No. 20150924-0097247, Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Wallace Rice and wife, Frances Anita Rice by Installment deed from Granville H. Hooper and wife, Annie Lee Hooper of record in Book 1636, Page 392 Register's Office for Davidson County, Tennessee, dated August 27, 1948 and recorded on August 30, 1948. Said Wallace Rice and Frances Anita Rice, both deceased and Affidavit of Heirship recorded as Instrument No. 20150424-0036916.

Being a portion of the same property conveyed to Jane Gibson by Warranty deed from William Dale Rice and Julie Rice Warren and Wallace Rice, Jr of record in Instrument No. 20150526-0048311 Register's Office for Davidson County, Tennessee, dated May 6, 2015 and recorded on May 26, 2015.

Being the same property conveyed to Nashville Intown Development Co, LLC, a Tennessee Limited Liability Company by Warranty deed from Jane Gibson of record in Instrument No. 20151001-0099763 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 01, 2015.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 134 and 135, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150924009724 7, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **512 B Snyder Avenue , Nashville, Tennessee 37209**.

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(S), 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 the 12th DAY OF MAY, 2017.

Nashville Intown Development Co, LLC, a Tennessee Limited Liability Company

BY:_____
Jeff Gaw
Member

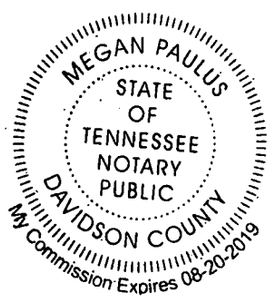
BY:_____
Sean Lewis
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JEFF GAW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of NASHVILLE INTOWN DEVELOPMENT CO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 12th of May, 2017.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

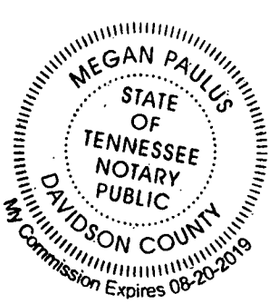


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SEAN LEWIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of NASHVILLE INTOWN DEVELOPMENT CO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 12th of May, 2017.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212