NEW OWNER:

James Robert Martin
1721 A Nubell Street
Nashville, TN 37208

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: 17-0443 KP

P/O Map 081 Group 02-0 Parcel 092.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 08/02/17 15:40 4 pgs
Fees:23.00 Taxes:1091.50
20170802-0078906

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Five Thousand and 00/100 Dollars ($295,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RK DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JAMES ROBERT MARTIN, UNMARRIED,** ("Grantee"), his 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 of Davidson County, Tennessee, being Unit 1721A on the Plan of Homes at 1721 Nubell Street, and of record Exhibit "B" of Instrument No. 20160404-0032116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part 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, dated January 25, 2016, and of record Instrument No. 20160128-0008305, Register's Office for Davidson County, Tennessee. (Value or consideration in aforementioned Deed: $260,000.00)

This is IMPROVED property known as 1721 A Nubell Street, Nashville, Tennessee 37208.

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

GRANTOR covenants with said Grantee 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 28 day of **July, 2017**.

ROGER HOPKINS, CHIEF MANAGER
RK DEVELOPMENT, LLC

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROGER HOPKINS, CHIEF MANAGER, RK DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of **July, 2017**.

NOTARY PUBLIC

My commission expires: 9-20-20

SILVIA GRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **295,000.00** .

AFFIANT

Sworn to and subscribed to before me this 28th day of **July, 2017**.

NOTARY PUBLIC

My commission expires: 9/1/2018

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

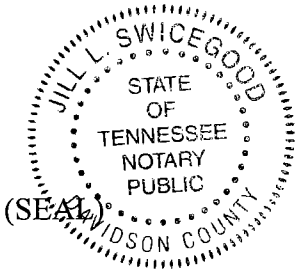
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: Sept 10, 2018