NEW OWNER:

Kenyae Reese
1721B Nubell Street
Nashville, TN 37208

THIS INSTRUMENT PREPARED BY:

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

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0413 KP

081-02-0-G-002.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 08/16/17 15:11 4 pgs
Fees:23.00 Taxes:1002.33
20170816-0084295

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy Thousand Nine Hundred and 00/100 Dollars** (**$270,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **RK URBAN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KENYAE REESE, AN UNMARRIED WOMAN** ("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:

A certain townhome located in Davidson County, Tennessee, being Unit No. 1721B of Homes At 1721 Nubell Street, a Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1721 Nubell Street of record in Instrument No. 20160404-0032116, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration of Covenants, Conditions and Restrictions.

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 IMPROVED property known as 1721B 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 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 21st day of **July, 2017**.

Roger R. Hopkins, CHIEF MANAGER

ROGER HOPKINS, RK URBAN DEVELOPMENT, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROGER HOPKINS, RK URBAN DEVELOPMENT, LLC, 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 21st 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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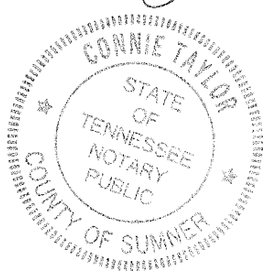
The actual consideration or value, whichever is greater, for this transfer is $ **270,900.00** .

AFFIANT

Sworn to and subscribed to before me this 21st day of **July, 2017**.

NOTARY PUBLIC

My commission expires: 11/5/2019



True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017