WARRANTY DEED

Bill Garrett Davidson County
Batch# 15351 **DEEDWARR**
10/19/2017 10:00:13 AM 2 pgs
Fees: $13.00 Taxes: $1,198.80

20171019-0107047

B-DJ-17-532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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)
RKP, LLC, a Tennessee limited liability company	now owner	
(NAME)	(NAME)	**105-07-0-217.00**
629 Post Oak Cir		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **D & J PROPERTIES OF TENNESSEE, 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 **RKP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the Westerly 50 feet of the Easterly 100 feet of Block 5 on the Map of Hamilton's Subdivision of record in Minute Book 1, Page 97, Register's Of\u64257?ce for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said part of Block 5 fronts 50 feet on the Southerly side of Hamilton Avenue and runs back between parallel lines 157 \'bd feet to an alley.

Being a portion of the same property conveyed to D & J Properties of Tennessee, LLC, a Tennessee limited liability company by Warranty deed from George N. Degerberg, married of record in Instrument No. 20081002-0100236 Register's Office for Davidson County, Tennessee, dated September 30, 2008 and recorded on October 02, 2008.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Minute Book 1, Page 97, 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: **532 Hamilton Ave., Nashville, Tennessee 37203**.

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 17th DAY OF OCTOBER, 2017.

D & J Properties of Tennessee, LLC, a Tennessee limited liability company

BY: _____
Jeff Gaw
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of D & J PROPERTIES OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of October, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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