WARRANTY DEED

O-VRES-17-01821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Nathan R. Gustafson	**SWBC Mortgage**	
(NAME)	(NAME)	
1821 Heiman St.	**9311 San Pedro Ave., Ste. 100**	**081-15-0-442.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**San Antonio, TX 78216**	
(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, **RHYTHM HOMES AND DEVELOPMENT, 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 **NATE R. GUSTAFSON (A/K/A NATHAN R. GUSTAFSON), AN UNMARRIED MAN,** 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 Lot No. 53 on the Plan of George Shields Addition to North Nashville of record in Plat Book 57, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 53 fronts 50 feet on the Southerly side of Heiman Street and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Rhythm Homes and Development, LLC by Warranty Deed from Tori L. Suggs, a single man of record in Instrument No. 20170227-0019024 Register's Office for Davidson County, Tennessee, dated February 22, 2017 and recorded on February 27, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 62, 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: **1821 Heiman St., Nashville, Tennessee 37208**.

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.

Bill Garrett Davidson County
Batch# 17240 **DEEDWARR**
10/24/2017 10:00:34 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20171024-0108783

Witness my/our hand(s) this the 18th DAY OF OCTOBER, 2017.

Rhythm Homes and Development, LLC

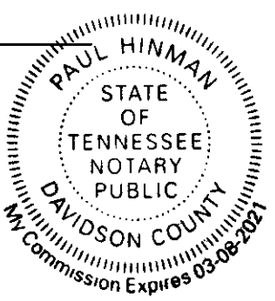
BY: _____
Ryan McLaury
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN MCLAURY, 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 RHYTHM HOMES AND DEVELOPMENT, LLC 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 18th of October, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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