THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 171012912



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $75,000.00

Affiant

Subscribed and sworn to before me, this 6th day of December, 2017.

Notary Public
My Commission Expires: 5/3/21

Bill Garrett Davidson County
Batch# 34626 DEEDWARR
12/07/2017 03:24:37 PM 2 pgs
Fees: $13.00 Taxes: $277.50

20171207-0125172

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
NENR Investments LLC 3912 CAMBRIDGE AVE NASHVILLE, TN 37205	NEW OWNER	Tax Parcel ID No. 075060A05700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samuel Rodriguez and Amparo G. Rodriguez, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NENR Investments, LLC 401K Profit Sharing Plan FBO Stephen D. Rudd**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Certain Condominium unit in Davidson County, Tennessee, described as follows: Unit No. 29A, Phase 4, in a Horizontal Property Regime as shown in Book 6623, Page 628, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters and conditions of the Tennessee Horizontal Property Act in Title 66, Chapter 27 of the Tennessee Code Annotated, all matters, terms and conditions on the plat of record in Plat Book 6623, Page 628, restrictive covenants, covenants of record in Official record book Volume 6623, Page 595, and to the covenants, conditions, retractions, limitations, restrictions, powers, easements and encumbrances set forth in the Master Deed and also the bylaws of Hermitage Villa Condominiums of record in Official record Book Volume 6623, Page 595, said Register's Office.

Being the same property conveyed to Samuel A. Rodriguez and Amparo G. Rodriguez, husband and wife by Warranty Deed from Decade Properties, LLC, a Tennessee limited liability company, recorded on the 26th day of July, 2010 in Instrument No. 20100726-0058220, in the Register's Office of Davidson County, Tennessee.

The execution of this instrument is affected by the signature of Nathan L. Powers as Attorney-in-fact for Samuel A. Rodriguez which Power of Attorney is recorded in Instrument No. 20171207-0125170, and by the signature of Nathan L. Powers as Attorney-in-fact for Amparo G. Rodriguez which Power of Attorney is recorded in Instrument No. 20171207-0125171, both in the Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 3700, Page(s) 23.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3460, Page 583; Book 3924, Page 25 and Book 3952, Page 881.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HERMITAGE VILLA CONDOMINIUMS of record in Book 6623, Page 595; also subject to easements, rights and interests 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 building thereon.

This is improved property located at 4261 Nepal Drive Hermitage TN 37076-1227

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of December, 2017.

Samuel A. Rodriguez by Nathan L. Powers as attorney-in-fact

Samuel A. Rodriguez by Nathan L. Powers as Attorney-in-fact

Amparo G. Rodriguez by Nathan L. Powers as attorney in fact

Amparo G. Rodriguez by Nathan L. Powers as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Samuel A. Rodriguez of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of December, 2017.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers, with whom I am personally acquainted, and who acknowledged that she is the Attorney-in-fact for Amparo G. Rodriguez of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of December, 2017.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018