Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-VRES-18-1213

Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0085

Bill Garrett Davidson County
Batch# 64075 DEEDWARR
03/01/2018 01:17:05 PM 2 pgs
Fees: $13.00 Taxes: $721.13
20180301-0019418

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR
VALUE, WHICHEVER IS GREATER,
FOR THIS TRANSFER IS $194,900.00

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
28th day of February, 2018

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Maya J McFarlan 1213 Bryan Street Nashville, TN 37138	Real Owner	053-03-0-007.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Rise Development LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maya J McFarland, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 152 on the Plan of Village of Old Hickory, Section C, as shown on the plan recorded July 16, 1948 of record in Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, fronting 55.0 feet on Bryan Street, containing 0.08 acres, more or less, to which Plan reference is hereby made for a more complete description of the property.

Subject to and/or reserving one (1) permanent easement 2.5 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded Plat, which is made a part of this description by reference thereto.

Being the same property conveyed to Janelle Mears and Terra Mears by Warranty Deed from Demetra Robinson, unmarried of record in Instrument No. 20140408-0029179, Register's Office for Davidson County, Tennessee, dated March 27, 2014 and recorded on April 08, 2014.

Being the same property conveyed to Rise Development LLC by Warranty Deed from Janelle Mears, married and Terra Mears, unmarried of record in Instrument No. 20170807-0080727, Register's Office for Davidson County, Tennessee, dated August 01, 2017 and recorded on August 07, 2017
Being also known as 1213 Bryan Street, Nashville, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of

record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1213 Bryan Street, Nashville, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of February, 2018.

Rise Development, LLC

Jeremy Durham, Managing Member

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Jeremy Durham

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2018.

Notary Public
My Commission Expires: _____

(Notary Seal)

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON