WARRANTY DEED

Bill Garrett Davidson County
Batch# 72482 DEEDWARR
03/23/2018 08:34:50 AM 3 pgs
Fees: $18.00 Taxes: $333.00

20180323-0027334

O-VRES-17-1800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Rhythm Homes and Development LLC	**New owner**	
(NAME)	(NAME)	**071 05 0 19700**
6551 Pernod Avenue		
(ADDRESS)	(ADDRESS)	
St. Louis, MO 63139		
(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, **AVIA ELAINE GREEN-HOWSE AND JOAN GREEN CANNON AND JOSEPH E. GREEN, SR. AND LARRY LEROY GREEN AND CAROL MARKS AND SHIRLEY GREEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHYTHM HOMES AND DEVELOPMENT LLC,** 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 Lots Nos. 77 & 78 on the Plan of Brooklyn Heights of record in Plat Book 332, Page 140, in the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 77 & 78 front together 91 feet on the northerly margin of Glade Ave and extend back northerly with the easterly margin of Page St between parallel lines 40 feet to an alley.

Being the same property conveyed to Leroy Green and wife Thelma Green by Installment Deed from E. C. Scruggs and wife Annie M. Scruggs of record in Book 1278, page 250, Register's Office for Davidson County, Tennessee, dated 11/15/1935 and recorded on 11/16/1943.

The said Leroy Green predeceased Thelma Green. The said Thelma Green died on November 8, 2000 and by her will in Case No. 02P-203 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, she devised this property to Leroy Green, Jr., Joseph Green, Sr., Joan Green Cannon, and Carol Green Rhodes Marks. The said Leroy Green, Jr. died on or about February 5th, 2004 and by his will of record in the Circuit Court of Pinellas County, Florida, devised this property to Avia Elaine Green-Howse and Larry Leroy Green, said will having never been probated in the State of Tennessee. Pursuant to the Affidavit of Heirship/Inheritance of record in Instrument No. 20060308-0027131, in the Register's Office for Davidson County, Tennessee, the said Leroy Green Jr. leaves the said chilren, Avia Elaine Green-Howse and Larry Leroy Green and his wife, Shirley Green, as his heirs at law. The said Shirley Green joins in the execution of this deed to convey any and all interest she may have in said property by virtue of Leroy Green, Jr.'s will having never been probated in the State of Tennessee.

Durable Power of Attorney for ~~Shirly~~ Shirley Green recorded in Instrument Number 20170918-0095141.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 140, 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: **1800 Glade St., Nashville, Tennessee 37207**.

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 13th DAY OF MARCH, 2018.

Avia Elaine Green-Howse
Avia Elaine Green-Howse

Joan Green Cannon
Joan Green Cannon

Joseph E Green Sr by Joan Cannon Attorney In Fact
Joseph E. Green, Sr. by Joan Cannon, Attorney In Fact

Larry Leroy Green
Larry Leroy Green

Carol Marks by Joan Green Cannon attorney in Fact
Carol Marks by Joan Cannon, Attorney In Fact

Shirley Green by Ronnie Darryl Yates, Attorney by Law
Shirley Green by Ronnie Darryl Yates, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AVIA ELAINE GREEN-HOWSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN GREEN CANNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY LEROY GREEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joan Cannon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH E. GREEN, SR. and CAROL MARKS, and who acknowledged he executed the

same as the free act and deed of the said JOSEPH E. GREEN, SR., and CAROL MARKS.

Witness my hand and official seal, this the 13th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronnie Darryl Yates, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHIRLEY GREEN, and who acknowledged he executed the same as the free act and deed of the said SHIRLEY GREEN.

Witness my hand and official seal, this the 5th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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