Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-RU-18-1719B

NEW OWNER:

Zak Pruitt
Valerie Arcuri
1719B Nubell Street
Nashville, TN 37208

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0229 MJ

Map 081 Group 02-0-I Parcel 093.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 85687 DEEDWARR
04/27/2018 11:31:39 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20180427-0039845

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars ($279,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RK URBAN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ZAKARY PRUITT, AN UNMARRIED MAN AND VALERIE R. ARCURI, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 1719B on the plan of Homes at 1719 Nubell Street, a Horizontal Property Regime with Private Elements as set forth by Exhibit "B" of the DCCR's, and of record in Instrument No. 20160404-0032113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to RK Urban Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from C & H Properties, LLC, a Tennessee Limited Liability Company,

dated January 25, 2016, and of record in Instrument No. 20160128-0008305, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1719B NUBELL ST, NASHVILLE, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 20th day of **April, 2018.**

RK URBAN DEVELOPMENT, LLC,A TENNESSEE LIMITED LIABILITY COMPANY

Roger R. Hopkins, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Rodger R. Hopkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **the Member** of, RK Urban Development, LLC, a Tennessee Limited Liability Company the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 20th day of APRIL, 2018.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **279,900.00** .

AFFIANT

Sworn to and subscribed to before me this 20th day of **April, 2018**.

NOTARY PUBLIC

My commission expires: _____

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021