| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$550,000.00**.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 1, 2018.**<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 03-08-21<br>(AFFIX SEAL) |
|---|---|

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE

Bill Garrett Davidson County
Batch# 87374 **DEEDWARR**
05/02/2018 09:55:58 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20180502-0041521

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**18-0128**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Rita Leigh Hurd and Grant Brian Weller** | **Shelter Lending Services, LLC** | **104-5-N-2** |
| (NAME)<br>**3502B Hillsdale Ave** | (NAME)<br>**P.O. Box 740039** | |
| (ADDRESS)<br>**Nashville,TN 37205** | (ADDRESS)<br>**Cincinnati, OH 45274-0039** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **Joseph G. Rice and Tara Ann Rice, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grant Brian Weller and Rita Leigh Hurd, husband and wife,** 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 and being Unit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 3502 Hillsdale Avenue, a Horizontal Property Regime with Private Elements as of record in Instrument No. 20150327-00269522 and corrected in Instrument No. 20160531-0054320 the Davidson County Register's of Deeds Office, which is incorporated herein by reference for a more complete property description. Said Units are a portion of Lot No. 2 on the Plan of Wrenwood, as of record in Book 1130, Page 55, Register's Office for Davidson County, Tennessee.

INCLUDED herewith is an undivided interest in the common elements of the Homes at 3502 Hillsdale Avenue Horizontal Property Regime as set forth in the homeowners' association charter and by-laws.

BEING the same property conveyed to SSCA Real Estate Holding Company, LLC, a Tennessee Limited Liability Company by deed of record in Instrument No. 20150112-0003139, Register's Office for Davidson County, Tennessee.

Being the same person conveyed to Joseph G. Rice and Tara Ann Rice, husband and wife, by Warranty Deed from SSC, a Real Estate Holding Company, LLC, a Tennessee LLC, date d June 13, 2016, filed of record in Instrument No. 20160615-0060529, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3502B Hillsdale Ave, Nashville, TN 37205**
(House Number) (Street) (City, State) (Zip)

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

IN WITNESS WHEREOF, this instrument has been executed on this the **1st** day of **May, 2018.**

Joseph G. Rice

Tara Ann Rice

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Joseph G. Rice and Tara Ann Rice**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **1st** day of **May, 2018.**

NOTARY PUBLIC

My Commission Expires: 10/24/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY