Bill Garrett Davidson County
Batch# 87927 DEEDWARR
05/03/2018 11:31:30 AM 2 pgs
Fees: $13.00 Taxes: $314.50
20180503-0042308

WARRANTY DEED

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$85,000.00.**

Affiant

Subscribed and sworn to before me this 16 day of April, 2018

Notary Public
My Commission expires: 6/14/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Skip Pond	New Owner	133-05-0C-002.00 C)
500 B Vertias Street	827 Oak Street	
Nashville, TN 37211	Chattanooga, TN 37403	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **SN Developments, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **RLP Constructions, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B of Keystone Veritas Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Master Declaration of Covenants, Conditions and Restrictions for Keystone Veritas Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161116-0120669, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants and regulations imposed upon and relating to the units, co-owners and tenants of Keystone Veritas Townhomes, a Horizontal Property Regime with Private Elements contained in said Master Declaration, the Plat filed as Exhibit "A" to said Master Declaration appearing of record as Instrument No. 20161116-0120669, and By-Laws appended thereto as Exhibit "C" said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to SN Development by Warranty Deed from Lex & Co., LLC dated April 4, 2018, filed for record on April 12, 2018 in Instrument No. 20180412-0034313, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $441.70 for county, and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 133-05-0C-002.00 CO
- .
- Subject to all matters as shown on the Plan of record Instrument No. 20161116-0120669, Register's Office Davidson County, Tennessee.
- Charter of Keystone Townhomes Association, Inc. of record in Instrument No. 20161116-0120669, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument No. 20161116-0120669, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 421, page 2, Register's Office for said County. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Charter of Lex & Co., LLC of record in Instrument No. 20140407-0028987, Register's Office for Davidson County, Tennessee
- Charter of SN Development, LLC, of record in Instrument No. 20170221-0017387, Register's Office for Davidson County,Tennessee.

This is improved property known as: **500B Veritas Street, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 16, 2018.

SN Development, LLC

By Graham Nichols

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Graham Nichols, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Member of SN Development, LLC the within named bargainor, a limited liability company, and that he as such Member executed the forgoing instrument for the purpose therein contained.

WITNESS my hand and Official Seal at office this April 16, 2018

My commission expires 12/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

201805030042308