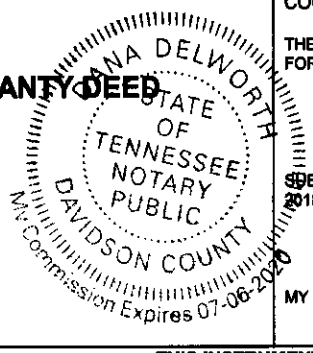
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

O-VRES-18-000

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 **Bowser homes615, LLC**	**New Owner**	
(NAME) **3913 Stilton Drive**	(NAME)	**080-08-0-420.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, **LANCE DAVID HORNBUCKLE AND WIFE, ERA JEAN HORNBUCKLE,** 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 AND BOWSER HOMES615, 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:

A tract of land in the first civil District of Metropolitan Nashville, Davidson County, Tennessee that is the southerly 58 feet of Tract "B" shown on a survey of E.O. Hornbuckle Estates by Ragan-Smith-Murphy & Associates, Inc. dated February 21, 1989 and being the southerly 58 feet of Parcel 14 on Metro Tax Map 80-8 and being more fully described as follows:

Beginning at an iron pin on the northeast right-of-way line of Hydes Ferry Road, a 50-foot right-of-way, and the northwest right-of-way line of Hornbuckle Lane, a 40-foot right-of-way, and proceeding as follows:

1. With the northeast right-of-way line of Hydes Ferry Road, N 31 deg. 45' 00" W 58.00 feet; thence,

2. With a new line, N 57 deg. 45' 25" E 195.59 feet to a point on the common line of Tract "B" and "C" of said survey; thence,

3. With said line, S 30 deg. 00'00" E 58.04 feet to an iron pin on the northwest right-of-way line of Hornbuckle Lane; thence,

4. With said line, S 57 deg. 45' 25" W 193.82 feet to the beginning and containing 11,286 square feet or 0.259 of an acre, more or less.

Being the same property conveyed to Lance David Hornbuckle and wife, Era Jean Hornbuckle by Quitclaim deed from Milton E. Hornbuckle, Clifton A. Hornbuckle, Sr., Lance David Hornbuckle, William A. Hornbuckle and Mary Louise Hornbuckle of record in Book 7843, page 146, Register's Office for Davidson County, Tennessee, dated May 8, 1989 and recorded on May 17, 1989.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3964, Page 839 and Book 4014, page 664, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Old Hydes Ferry Pk., Nashville, Tennessee 37218**.

Bill Garrett Davidson County
Batch# 94996 **DEEDWARR**
05/21/2018 02:32:21 PM 2 pgs
Fees: $13.00 Taxes: $203.50

20180521-0048559

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 4th DAY OF MAY, 2018.

Lance David Hornbuckle

Era Jean Hornbuckle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANCE DAVID HORNBUCKLE, 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 4th of May, 2018.

Notary Public
My Commission Expires: 4·19·21
(SEAL)

JUDY HOLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERA JEAN HORNBUCKLE, 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 4th of May, 2018.

Notary Public
My Commission Expires: 4·19·21
(SEAL)

JUDY HOLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

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