Bill Garrett Davidson County
Batch# 97223 DEEDWARR
05/25/2018 03:37:28 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180525-0050567

This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1805064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Christopher D. Davies	**CitiBank, NA**	**71-16-415.00**
6300 County Donegal Ct.	**1000 Technology Drive**	
Charlotte, NC 28277	**O'Fallon, MO 63368**	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **RFK Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Christopher D. Davies, a married man,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, as shown on the Plan of Resubdivision of Lots 11-20, A.B. Spains Lischey Gardens Subdivision, said Plan of Resubdivision being of record in Book 4300, page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 52.0 feet on the easterly side of Crockett Court and extends back between lines 124.18 feet on the northerly line and 124.18 feet on the southerly line to a line in the rear on which measures 51.93 feet thereon.

Being the same property conveyed to RFK Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Holding, LLC, dated 11/10/2017 and recorded 11/17/2017, of record in Instrument No. 20171117-0118225, Register's Office for Davidson County, Tennessee

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his heirs and assigns, forever;

AND **RFK Properties, LLC,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **RFK Properties, LLC,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 1404 Crockett Court, Nashville, Tennessee 37207

Executed on this 24th day of May, 2018.

RFK Properties, LLC

BY: _____

Rod Fortner, Chief Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Rod Fortner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of RFK Properties, LLC, the within named bargainor, a company, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Manager with full power and authority.

Witness my hand this 24th day of May, 2018.

_____
Notary Public

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/8/19

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

_____
Affiant

Sworn to and subscribed to me, the undersigned, 24th day of May 2018.

_____
Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

My Commission Expires: _____