G# 30802-3 Box # 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 97873 DEEDWARR
05/30/2018 09:11:50 AM 2 pgs
Fees: $13.00 Taxes: $961.63

20180530-0051282

O-CL-18-316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.8.2019
(AFFIX SEAL)

CORYLYN S. PRIEST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Trung P. Cao	"New owner"	
(NAME)	(NAME)	**162-5-245.00**
316 Ocala Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **RIALTO PROPERTY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRUNG P. CAO,** 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:

Land in Davidson County, Tennessee, being Lot No. 109 on the plan of Hickory Valley Subdivision, Section 3, of record in Plat Book 4460, Page 86, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rialto Property Development LLC, a Tennessee limited liability company, by Quitclaim Deed from Seth A. Stewart, recorded September 15, 2017 in Instrument No. 20170915-0094330; further being the same property conveyed to Seth A. Stewart by Special Warranty Deed from RMBS REO Holdings LLC, recorded September 15, 2017 in Instrument No. 20170915-0094329; further being the same property conveyed to RMBS REO Holdings, LLC, by Substitute Trustee's Deed from Shapiro & Ingle, LLC, Substitute Trustee, recorded February 2, 2017 in Instrument No. 20170202-0011239 and further being the same property conveyed to Glenn N. McClain and wife, Tara J. McClain by Warranty Deed from Louella R. Staley and husband, Joseph E. Chrisman, recorded July 7, 1994 in Book 9400, Page 368, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 86, Register's Office for Davidson County, Tennessee;
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 4604, Page 526, Book 4630, Page 548 and Book 5967, Page 773;
- Taxes for year 2018 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **316 Ocala Drive, Nashville, Tennessee 37211**.

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 25 DAY OF MAY, 2018.

Rialto Property Development, LLC

BY: _____
Seth A. Stewart
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SETH A. STEWART, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of RIALTO PROPERTY DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of May, 2018.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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