WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22 (AFFIX S

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRES-17-1130

Bill Garrett Davidson County
Batch# 101994 DEEDWARR
06/07/2018 01:06:07 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20180607-0054830

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)
Jeremy Ross Hutchison and Mallory Morgan Hutchison	**Ameris Bank**	
(NAME)	(NAME)	
1130 Sunnymeade Drive	**1800 Parkway Place, Ste. 820**	**061-15-0-178.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Marietta, GA 30067**	
(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, **RLMS, 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 **JEREMY ROSS HUTCHISON AND WIFE, MALLORY MORGAN HUTCHISON,** 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. 17 in Block "A" on the Plan of Sunnymeade Estates, a Subdivision as of record in Plat Book 843, Page(s) 4 and 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot Number 17, Block "A" Front sixty (60) feet On the Southerly of Golf Club Drive, and extends back, between parallel lines, one hundred and forty (140) feet to a dead line.

Being the same property conveyed to Georgia Ann O' Mainnin and Alvin C.W. Ellis by Executrix Deed from Georgia Ann O' Mainnin, Executrix for the Estate of Georgia S. Ellis of record in Instrument No. 20130430-0042649 Register's Office for Davidson County, Tennessee, dated April 25, 2013 and recorded on April 30, 2013. (Value of consideration shown in aforementioned deed $1.00.)

Estate of Georgia S. Ellis Probated in Chancery Court of Davidson County, Tennessee, Docket # 11P840. Alvin Ellis, pre-deceased August 23, 2000.Being the same property conveyed to RLMS LLC by Warranty Deed from Georgia Ann O'Mainnin and Alvin C.W. Ellis of record in Instrument No. 20170306-0022095 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on March 06, 2017. (Value of consideration shown in aforementioned deed $180,000.00.)

Being also known as 1130 Sunnymeade Dr. Nashville, Tennessee 37216.

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page (s) 4 and 5, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 722, Page 311, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1130 Sunnymeade Drive, Nashville, Tennessee 37216**.

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 1st DAY OF JUNE, 2018.

RLMS, LLC

BY: _____
Nevada Scott Davis
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEVADA SCOTT DAVIS, 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 MEMBER of RLMS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of June, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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