Bill Garrett Davidson County
Batch# 104190 DEEDWARR
06/13/2018 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20180613-0056865

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No. 0124S-18

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of June, 2018

Notary Public
My Commission Expires: 6-15-19

TERESA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	
James Donnie Malley 7896 Sugar Maple Drive Milford, DE 19963	James Donnie Malley 7896 Sugar Maple Drive Milford, DE 19963	Map/parcel: 165-05-0A-140.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

RHB, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Donnie Malley and Linda Angevine Malley, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee and being all of Lot No. 179 on the Subdivision Plat, Section I, Phase II, SOUTH SHORE, a Planned Unit Development, as shown on plat appearing in Instrument Number 20050210-0015592, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to RHB, LLC, a Tennessee limited liability company by Deed from Keith J. Guigneaux, a married man dated 7/27/2017 and filed for record in Instrument Number 20170727-0076135, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Instrument Number 20051103-0133346, Instrument Number 20050811-0095166, Instrument Number

20010221-0016129, Instrument Number 20060203-0013756, Instrument Number 20010221-0016130, Instrument Number 20020913-0111662, Instrument Number 20100929-0077581, Instrument Number 20031210-0177420 and Book 3917, page 967, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 2224 Beachfront Avenue, Antioch, TN 37013

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), its heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of June, 2018.

RHB, LLC, a Tennessee limited liability company

BY:_____
Nathan Grosch
Authorized Agent

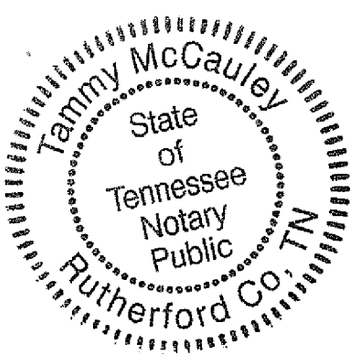
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared **Nathan Grosch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an **Authorized Agent of RHB, LLC**, the within named bargainor, a limited liability company, and that he as such Authorized Agent, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by Nathan Grosch as Authorized Agent.

Witness my hand and official seal this 13th day of June, 2018.

_____
Notary Public

My Commission Expires: 8/22/21



True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Tammy McCauley**, a notary public for this county and state, **Teresa Taylor** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/22/21

Notary Seal

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN