# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $895,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June 2018.

Notary Public

My Commission Expires

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

Bill Garrett Davidson County
Batch# 106147 DEEDWARR
06/19/2018 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $3,311.50
20180619-0058781

**THIS INSTRUMENT WAS PREPARED BY**
**Robert L. Scruggs, Attorney**
**2021 Richard Jones Road, Suite 220**
**Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Clifford O. Richmond** | **Same As New Owner** | **104-07-0-520.00** |
| (NAME) | (NAME) | |
| **3805 Bedford Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 3 7215** | , | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **ROLLING HOLLOW PROPERTIES, LLC,** a Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLIFFORD O. RICHMOND**, an unmarried person, HEREINAFTER CALLED THE GRANTEES, 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, being the west 1/2 of Lot No. 5 of E. C. Scruggs's Subdivision, as of record in Book 57, page 114, Register's Office for Davidson County, Tennessee,**

**According, to a survey made by A. J. Wilkinson, which is of record in Book 2644, page 5, said part of said lot fronts 50 feet on the south side of Belcourt Avenue, formerly Carlton Street, and runs back between parallel lines, 138 feet to an alley.**

**Being the same property conveyed to Rolling Hollow Properties, LLC by Successor Trustee's Deed from Joseph J. Jensen, Successor Trustee, filed for record on November 3, 2017 as Instrument No. 20171103-0113274, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐
This is improved ☒ property, known as **2129 Belcourt Avenue, Nashville, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 18th day of June 2018.**

**Rolling Hollow Properties, LLC**

**By:** _____

**Scott Robinson, Member**

_____ _____

_____ _____

**ACKNOWLEDGMENT**

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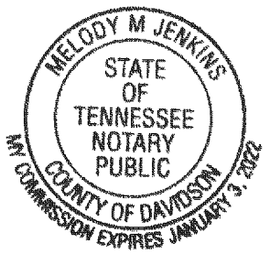
**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Scott Robinson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member of Rolling Hollow Properties, LLC**, a Tennessee limited liability company, the within named bargainor, and that as the Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Member.

Witness my hand and official seal at Nashville, Tennessee this 18th day of June 2018.

Commission expires:




_____
Notary Public

# Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robert L Scruggs

*Signature*

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
*Notary's Name*

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

*Notary Signature*

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

