WARRANTY DEED

Bill Garrett Davidson County
Batch# 107600 **DEEDWARR**
06/22/2018 02:58:22 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20180622-0060608

G-P-18-1028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HARRISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

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)
Rhythm Rentals, LLC	new owner	
(NAME)	(NAME)	
1028 Wedgewood Avenue	806 3rd Ave. South	**105-09-2E-007.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37210	
(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, **WEDGE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHYTHM RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Unit No. G on the Plan of The Row at Beverlywood, a Horizontal Property Regime With Private Elements, established by the Declaration of Covenants, Conditions and Restriction of record in Instrument No. 20160406-0033120, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being a portion of the same property conveyed to Charles L. Beverly and wife, Myra E. Beverly by Warranty Deed from Metropolitan Development and Housing Agency of record in Book 5016, Page 814, Register's Office for Davidson County, Tennessee, dated April 20, 1976 and recorded on April 20, 1976. (Value or consideration shown in aforementioned deed $2,250.00.)
AND
Being a portion of the same property conveyed to Charles L. Beverly and wife, Myra E. Beverly by Warranty Deed from Metropolitan Development and Housing Agency of record in Book 5016, Page 820, Register's Office for Davidson County, Tennessee, dated April 20, 1976 and recorded on April 20, 1976. (Value or consideration shown in aforementioned deed $2,700.00.)

Myra E. Beverly and Charles L. Beverly were divorced at Docket No. 95D-574 in the Circuit court of Davidson County, Tennessee.

Being a portion of the same property conveyed to Myra E. Beverly by Quitclaim Deed from Charles L. Beverly of record in Instrument No. 199912070300361 Register's Office for Davidson County, Tennessee, dated April 1, 1999 and recorded on December 7, 1999. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Myra E. Beverly by Quitclaim Deed from Myra E. Beverly of record in Instrument No. 20151106-0113090 Register's Office for Davidson County, Tennessee, dated November 5, 2015 and recorded on November 6, 2015, for the purposes of consolidating two map and parcel numbers. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Wedge Properties, a Tennessee General Partnership by Warranty deed from Myra E. Beverly, unmarried of record in Instrument No. 20160425-0040047 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 25, 2016.

This conveyance is subject to:
• Taxes for the year 2018, a lien not yet due and payable.

- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160406-003120, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20160418-0036920, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4885, Page 9, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5016, Page 814 and Book, Page 820, in the Register's Office for Davidson County, Tennessee.
- Urban Renewal Plan for the Edgehill Urban Renewal Project of record in Book 4220, Page 723 and Book 6236, Page 263, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1028 Wedgewood Avenue, Nashville, Tennessee 37203**.

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 20th DAY OF JUNE, 2018.

Wedge Properties, a Tennessee General Partnership

BY: _____
Keith Dowd
Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH DOWD, signing for WEDGE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED PARTNER of WEDGE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of June, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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