Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 112857 DEEDWARR
07/05/2018 02:19:55 PM 2 pgs
Fees: $13.00 Taxes: $1,609.13

20180705-0065237

MST 2016-0859

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,900.00

KCA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2018

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse Flohr	NEW OWNER	081-08-2W-001.00-CO
(NAME)	(NAME)	
1816 A 6th Avenue N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **Rue 6, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jesse Flohr, unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1816 A all as shown on the Plat of Rue 6 Townhomes, attached as Exhibit "A to the Declaration of Covenants, Conditions and Restrictions for Rue 6 Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), as shown of record in Instrument No. 20161202-0126831 and as Amended and Restated in Declaration of the Rue Six Cottages Condominium in Instrument No. 20180412-0034666, and amended in Instrument No. 20180420-0037556, Register's Office for Davidson County, Tennesse, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Rue 6, LLC by Warranty Deed from Bravo Two, LLC of record in Instrument No. 20161214-0131292 Register's Office for Davidson County, Tennessee, dated December 12, 2016 and recorded on December 14, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Rue 6 Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), with By-Laws of Rue 6 Townhomes Owners Association, Inc. appended thereto, of record in Instrument Number 20161202-0126831 and amended in Instrument No. 20161213-0130750 and in Instrument No. 20180412-0034666, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Rue 6 Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), of record in Instrument Number 20161202-0126831, Register's Office for Davidson County, Tennessee. Rights and easements of adjoining

landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1816 A 6th Avenue N, Nashville, TN 37208
(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/our hand(s) this 28 DAY OF JUNE, 2018.

Rue 6, LLC
BY: Yvette Meldrum, Authorized Agent
Title: Yvette Meldrum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of June, 2018

Notary Public

My commission expires: 5/27/2019

