WARRANTY DEED

Bill Garrett Davidson County
atch# 118651 DEEDWARR
7/19/2018 03:36:31 PM 2 pgs
ees: $13.00 Taxes: $1,757.13

20180719-0070648

MST 2018-0409

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(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
Thomas Aaron Purvis	newowner	081-08-2W-004.00-CO
(NAME)	(NAME)	
1818 A 6th Avenue		
(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,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Aaron Purvis,** 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: ~~Single~~

Land in Davidson County, Tennessee, being Unit No. 1818 A as shown on the Plan 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), of record in Instrument Number 20161202-0126831 and amended in Instrument No. 20161213-0130750 and amended in Instrument No. 20180420-0037556, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Bravo Two LLC, a Tennessee Limited Partnership by Warranty deed from Sherri D. Kraft, Glenda Kay Cucher, Kay K. Rabin, Eljay Enterprises by Keith Kraft Authorized Agent, Keith R. Kraft, Kenneth R. Kraft, Patricia Kraft, Nancy Galbut and Delta Four LLC by Monte Poe Authorized Agent of record in Instrument No. 20151109-0113874 and Corrected in Instrument No. 20151202-0121606 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 02, 2015.

Being a portion of the same property conveyed to Bravo Two, LLC, a Tennessee limited liability company by Quitclaim Deed of Consolidation from Bravo Two, LLC, , a Tennessee limited liability company, of record in Instrument No. 20160823-0088302, Register's Office for Davidson County, Tennessee, dated August 22, 2016 and recorded on August 23, 2016.

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 2016 & 2017, a lien due and payable, and now delinquent. 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, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. 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. Restrictions of record in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. 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 1818 A 6th Avenue, 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 17th DAY OF JULY, 2018.

Rue 6, LLC

BY: Yvette Meldrum, Authorized Agent

Yvette Meldrum, Authorized Agent

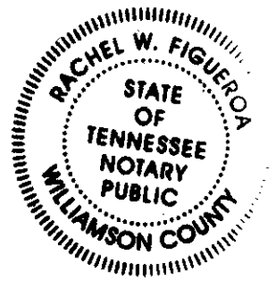
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, Authorized Agent, 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 17th day of July, 2018.

Notary Public

My commission expires: 9/29/18



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SP-18-18184