RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 121150 DEEDWARR
07/26/2018 11:50:40 AM 2 pgs
Fees: $13.00 Taxes: $1,134.05

20180726-0073005

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-20-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

File No.: 18-06-105

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew D. Rice, an unmarried man	New Owner	081 02 2D 002.00
(NAME)	(NAME)	
2420 24th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **MARCH DEVELOPMENTS LLC, A TENNESSEE MEMBER-MANAGED LIMITED LIABILITY COMPANY,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **MATTHEW D. RICE, AN UNMARRIED MAN,** 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 Unit B established by the Declaration of Covenants, Conditions and Restrictions for Homes at 2418 24th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument 20171011-0104238, as amended in Instrument No. 20180628-0062807 and further amended in Instrument No. 20180725-0072515, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more completed and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being part of the property conveyed to March Developments LLC, a Tennessee Member-Managed limited liability company, by deed dated Spetember 29,2017, from Tracey Lynn Wilson, unmarried, of record in Instrument No. 20171002-0100448, Register's Office for Davidson County, Tennessee, and recorded October 2, 2017.

unimproved ☐
This is improved ☒ property, known as 2420 24th Avenue North, Nashville, TN 37208
(House No.) (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 our hands this 25th day of July, 2018.

March Developments LLC, a Tennessee Member-Managed Limited Liability Company

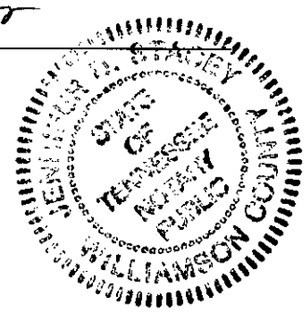
BY: Sean Davidson
Sean Davidson, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sean Davidson,with whom I am personally acquainted and who upon his oath acknowledged himself to be the Manager of March Developments, LLC, the within named bargainor, a limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said Sean Davidson, as such Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 25th day of July, 2018.

Jennifer L Stacy
Notary Public



My commission expires 10/3/21