WARRANTY DEED

Bill Garrett Davidson County
Batch# 128998 DEEDWARR
08/14/2018 03:47:16 PM 3 pgs
Fees: $18.00 Taxes: $37.00

20180814-0080425

A-RA-18-3030

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/06/20

(AFFIX SEAL)

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 Homes and Development LLC, a Tennessee Limited Liabilty Company	**New Owner**	
(NAME)	(NAME)	**092-09-0-097.00**
3913 Stilton Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **HERMAN ALLEN AND MOLLIE STERNS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHYTHM HOMES AND DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILTY 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 Lot No. 26 on the Plan of G.E. Jackson's Subdivision of the Marable Lot of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 26 fronts 39 feet on the Northerly side of Indiana Avenue, formerly Locust Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Percie Winstead, a widow by Installment deed from Lorene F. McEwen and husband, Homer McEwen of record in Book 4814, page 554, Register's Office for Davidson County, Tennessee, dated May 10, 1974 and recorded on May 13, 1974.

Percie Winstead having since died intestate on April 14th, 1981 leaving Mollie E. Sterns and Mary Allen as heirs at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument No. 20180814-0080423 Register's Office for Davidson County, Tennessee.

Mary Allen having since died on February 8th, 2018, leaving Herman Allen as her sole heir at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument No. 20180814-0080424 Register's Office for Davidson County, Tennessee.

**Mollie E. Sterns and Molly Sterns are one in the same.

This conveyance is subject to:
- Taxes for 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 86, 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: **3030 Indiana Ave., Nashville, Tennessee 37209**.

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.

Mollie Sterns by Roland C. Sterns as Attorney-in-Fact

STATE OF Maryland
~~COUNTY~~ City OF Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROLAND STERNS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. On Behalf of Mollie E. Sterns

Witness my hand and official seal, this the 18th of July, 2018.

Notary Public
My Commission Expires: 02/18/2021
(SEAL)

HAROLD D YOUNG NOTARY PUBLIC CARROLL CO. MD

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

Witness my/our hand(s) this the 7 DAY OF JULY, 2018.

Herman Allen

Herman Allen

Molly Sterns by Roland C. Sterns as Attorney-in-Fact

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERMAN ALLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2018.

Notary Public
My Commission Expires: 6/13/2022
(SEAL)

Notary Public State of Florida
Chad N Seow
My Commission GG 228323
Expires 06/13/2022