THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180817490

Bill Garrett
Batch# 133847
08/27/2018 02:08:53 PM
Fees: $13.00 Taxes: $814.00

Davidson County
DEEDWARR
2 pgs

20180827-0084752

ROBIN S. EDWARDS NOTARY PUBLIC WILLIAMSON COUNTY STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $220,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of August, 2018.

Notary Public
My Commission Expires: 3/24/2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
RRK Investments LLC 5104 Stone Mountain Ct Nashville, TN 37211	Ron and Rita Klein 5104 Stone Mountain Ct Nashville, TN 37211	Tax Parcel ID No. 161-15-0B-020.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Redas Zakas, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RRK Investments LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of RoseMonte, Phase 1, of record in the Master Deed of RoseMonte recorded as Instrument No. 20051117-0138877, Register' s Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Redas Zakas by Warranty deed from Affordable Housing Resources, Inc. of record in Instrument No. 20061107-0138721 Register's Office for Davidson County, Tennessee, dated November 03, 2006 and recorded on November 07, 2006.

Stase Sinkeviciene joins in this conveyance to convey all, right, title and interest she may have in and to the above described property as spouse of Redas Zakas.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

All matters shown on the Plan of record in Book 6900, page 806, Book 6250, page 763 as corrected in Book 6749, page 640, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20021107-0137236, Register's Office of Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the

administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of RoseMonte of record in Instrument Number 20051117-0138877 amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5497, Page 230, 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.

Easements in Book 4730, page 607, Book 2400, page 596 and Book 6699, page 752, Register's Office for Davidson County, Tennessee.

Charter in Instrument No. 20051122-0141352, Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20180730-0073895, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 545 Swiss Avenue Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 24th day of August, 2018.

Redas Zakas

Stase Sinkeviciene

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Redas Zakas and Stase Sinkeviciene, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022