WARRANTY DEED

Bill Garrett Davidson County
Batch# 134224 DEEDWARR
08/28/2018 02:36:18 PM 2 pgs
Fees: $13.00 Taxes: $825.10

20180828-0085315

J-AD-18-2220-2

JN RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (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)
RLP Construction, LLC. a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	
PO Box 11461		**11804018400**
(ADDRESS)	(ADDRESS)	
Chattanooga, TN 37401		
(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, **ANCHORED DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RLP CONSTRUCTION, LLC. A TENNESSEE LIMITED LIABILITY 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 part of Lot No. 25 on the Map of Rosedale Subdivision of record in Book 547, Page 45, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anchored Developments, LLC, a Tennessee limited liability company, by Warranty Deed from Shirley Scoggins, a single woman, of record in Instrument No. 20180725-0072688, in the Register's Office of Davidson County, Tennessee, dated July 24, 2018 and recorded on July 25, 2018.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROSEDALE, as recorded in Plat Book 547, Page(s) 45, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2220 Kline, Nashville, Tennessee 37211**.

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.

Witness my/our hand(s) this the 24 DAY OF AUGUST, 2018.

Anchored Developments, LLC, a Tennessee Limited Liability Company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of ANCHORED DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of August, 2018.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)



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