WARRANTY DEED

Bill Garrett Davidson County
Batch# 135408 DEEDWARR
08/31/2018 08:56:37 AM 2 pgs
Fees: $13.00 Taxes: $471.75

20180831-0086378

M-DWELL-18-706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-6-2020

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)
Rock Home, LLC	new owner	
(NAME)	(NAME)	**061-14-0-145.00**
2616 Carter Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, 37206		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SDRA HOLDINGS, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROCK HOME, LLC,** hereinafter called the Grantee, its 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. 136 on the Plan of E.B. Craig's Subdivision of the Crownover Property, of record in Book 894, Page(s) 640 and 641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SDRA Holdings, LLC by Warranty Deed from John Rahimi and Ashari Abdul Rahim, of record in Instrument No. 20180730-0074198, Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on July 30, 2018.

THIS PROPERTY HAS NEVER SERVED AS THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Book 894, Page(s) 640 and 641, 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: **706 Gillock Street, Nashville, Tennessee 37216**.

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 hand this the 27th DAY OF AUGUST, 2018.

SDRA Holdings, LLC

BY: _____
Allen R, Moser
Authorized Agent

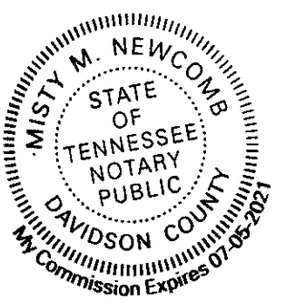
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ALLEN R, MOSER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of SDRA HOLDINGS, LLC, the within named bargainor, a Limited Liability Company, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 27th of August, 2018.

_____
Notary Public

My Commission Expires: 7/5/21
(SEAL)



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