WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFI

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-NHB-18-1904-H

Karen Y Johnson Davidson County
Batch# 146217 DEEDWARR
09/27/2018 03:22:29 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20180927-0096036

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:	
Rise Remods, LLC	**New Owner**	
(NAME)	(NAME)	**81-8-43.00**
3370 N Hayden Rd., Ste. 123-524		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85251		
(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, **WILOMETTO W. CLARK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RISE REMODS, LLC, A COLORADO 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 the southerly 43 feet of Lot No. 595 in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for said County.

Said part of Lot No. 595 fronts 43 feet on the easterly side of the 9th Avenue North, formerly Buena Vista Street, and runs back between parallel lines, 168.5 feet to an alley.

Being the same property conveyed to Wilometto W. Clark by Quitclaim Deed from Hamilton Washington, Jr. and wife, Dorothy Washington, as to their remaining one-half interest, recorded July 21, 1983 in Book 6098, Page 783, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wilometto W. Clark, a one-half interest, by Quitclaim Deed from Hamilton Washington and wife, Dorothy Washington, recorded December 30, 1982 in Book 5984, Page 505, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hamilton Washington by Quitclaim Deed from Petronie W. Sadler, a widow, who retained a life estate therein, recorded April 7, 1977 in Book 5132, Page 163, Register's Office for Davidson County, Tennessee. The said Petronie W. Sadler having since died.

Being the same property conveyed to Petronie W. Sadler, a widow, by Warranty Deed from William Loyd Harrison and wife, Barbara Jean Harrison recorded October 23, 1967 in Book 4183, Page 232, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Subject to 2018 Property Taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1904 9th Avenue North, Nashville, Tennessee 37208**.

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 24th DAY OF SEPTEMBER, 2018.

Wilometto W. Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILOMETTO W. CLARK, 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 24th of September, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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