WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149884 DEEDWARR
10/08/2018 02:18:41 PM 2 pgs
Fees: $13.00 Taxes: $379.25

20181008-0099672

O-VRES-18-1910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

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)
Rhythm Homes and Development LLC	**New Owner**	
(NAME)	(NAME)	**071-05-0-098.00**
6551 Pernod Avenue		
(ADDRESS)	(ADDRESS)	
St. Louis, MO 63139		
(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, **BOBBIE J. EPPERSON, A SINGLE WOMAN AND ALEXX EPPERSON, A SINGLE WOMAN,** 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,** 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. 299 and 300 on the Plan of Brooklyn Heights (E.C. Scruggs Subdivision of lots 18, 19, 20, 21, 29, 11 & 12 in Brooklyn Heights) of record in Plat Book 332, Page 140, 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 John Epperson by Warranty deed from Rhonda L. Brooks of record in Instrument No. 20030910-0132158 Register's Office for Davidson County, Tennessee, dated September 8, 2003 and recorded on September 10, 2003. The said John Epperson having since died intestate on April 30, 2010, leaving Bobbie J. Epperson and Alexx Epperson as his sole heirs-at-law as evidenced in Affidavits of Heirship recorded simultaneaously herewith in Instrument Numbers 20181008-0099669 and 20181008-0099668 Register's Office for Davidson County, Tennessee.

SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER 20181008-0099670 **and** 20181008-0099671.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1910 Haynes Street, Nashville, Tennessee 37207**.

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 3rd DAY OF OCTOBER, 2018.

Bobbie J Epperson by Will Grones attorney in fact

Bobbie J. Epperson by Will Grones, Attorney In Fact

Alexx Epperson by Will Grones attorney in fact

Alexx Epperson by Will Grones, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Grones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BOBBIE J. EPPERSON AND ALEXX EPPERSON, and who acknowledged he/she/they executed the same as the free act and deed of the said BOBBIE J. EPPERSON AND ALEXX EPPERSON.

Witness my hand and official seal, this the 3rd of October, 2018.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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