WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155876 **DEEDWARR**
11/01/2018 03:25:58 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20181101-0108456

MST 2018-1423

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2018

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Ogilvie, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Brown and Adella Brown	AmeriSave Mortgage Corporation	081-08-2W-007.00-CO
(NAME)	(NAME)	
2023 SE 29th Lane	3525 Piedmont Rd. NE 8 Piedmont Center, Suite 600	
(ADDRESS)	(ADDRESS)	
Cape Coral, FL 33904	Atlanta, GA 30305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Rue 6, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Brown and Adella Brown, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1818D as shown on the Plan of Rue Six Cottages Condominium, attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Rue 6 Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), of record in Instrument Number 20161202-0126831, as amended in Instrument No. 20161213-0130750, Amended and Restated in Instrument No. 20180412-0034666 and Instrument No. 20180420-0037556, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Bravo Two LLC, a Tennessee limited liability Partnership by Warranty deed from Sherri D. Kraft, as to an undivided 6.667% interest, Glenda Kay Cucher, as to an undivided 6.667% interest, Kay K. Raybin, as to an undivided 6.666% interest, Eljay Enterprises, LLC, as to an undivided 20% interest, Keith R. Kraft, Kenneth R. Kraft, Trish Krizelman and Nancy Galbut, tenants in common as to an undivided 40% interest and Kenneth R. Kraft, as to a 5% interest, Keith R. Kraft, as to a 5% interest, Patricia Kraft n/k/a Trish Krizelman, as to a 5 % interest, and Nancy Galbut as to a 5% interest and Delta Four LLC by Monte Poe Authorized Agent of record in Instrument No. 20151109-0113874 and corrected in Instrument No. 20151202-0121606 Register's Office for Davidson County, Tennessee, dated November 09, 2015 and recorded on October 29, 2015.

Being the same property conveyed to Bravo Two, LLC, a Tennessee limited liability company by Quit Claim Deed of Consolidation from Bravo Two, LLC, a Tennessee limited liability company of record in Instrument No. 20160823-0088302 Register's Office for Davidson County, Tennessee, dated August 22, 2016 and recorded on August 23, 2016.

Being a portion of the same property conveyed to Rue 6, LLC by Warranty deed from Bravo Two, LLC of record in Instrument No. 20161214-0131292 Register's Office for Davidson County, Tennessee, dated December 12, 2016 and recorded on December 14, 2016. (Value or consideration as shown in aforementioned deed $597,100.00.) Being also known as 1818 D 6th Avenue North Nashville, TN 37208.

Subject to: Property taxes have been prorated and the Grantor has assumed payment thereof now due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2018, a lien due and payable, but not delinquent. Taxes for the year 2017, a lien due and payable, and now delinquent. Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161202-0126831, amended in Instrument No. 20161213-0130750 and Amended and Restated in Instrument No. 20180412-0034666 and Instrument No. 20180420-0037556, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Rue 6 Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), of record in Instrument Number 20161202-0126831, Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20161214-0131292 in the Register's Office for Davidson County, Tennessee Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1818 D 6th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 29 DAY OF October, 2018.

Rue 6, LLC

BY: Yvette Mun, Authorized Agent

Yvette Meldrum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of October, 2018.

Notary Public

My commission expires: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County