WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-NHB-18-1411-H

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Y Johnson Davidson County
Batch# 164880 **DEEDWARR**
11/26/2018 03:29:18 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20181126-0115306

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Rise Development, LLC	**New Owner**	
(NAME)	(NAME)	**92-4-20.00**
205 Demonbreun St #2201		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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, **JACQUELINE A. BERRY AND HUSBAND, ANDREW T. BERRY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RISE DEVELOPMENT, 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 western 30 feet of Lot No. 202 in Thomas Harding's Second Addition, of record in Plat Book 21, Page 58, Register's Office for said County.

Said part of said Lot fronts 30 feet on the south side of Harding Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Andrew T. Berry and Jacqueline A. Berry, as tenants by the entirety, by Quitclaim Deed from Marie Stovall and Katherine Phillips, recorded January 11, 1999 in Book 11292, Page 329, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wilhelmina Bradford by Warranty Deed from Ethel H. Britt, Administratrix CTA of the Estate of Almeda G. La Prade, recorded July 21, 1977 in Book 5173, Page 972, Register's Office for Davidson County, Tennessee. The said Wilhelmina Bradford having since died. Affidavit of Heirship recorded July 21, 1994 in Book 9413, Page 875, names Marie C. Stovall and Katherine Phillip as the heirs of Wilhelmina Bradford.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 58, Register's Office for Davidson County, Tennessee.
- Subject to 2019 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: **1411 Meharry Boulevard, 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 20th DAY OF NOVEMBER, 2018.

Jacqueline A. Berry

Jacqueline A. Berry

Andrew T. Berry

Andrew T. Berry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACQUELINE A. BERRY, 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 20th of November, 2018.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW T. BERRY, 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 20th of November, 2018.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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