WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 167722 DEEDWARR
11/28/2018 10:46:46 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20181128-0115965

O-BR-18-01015

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Brian Mitchell
Affiant

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

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

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)
Ryan McCoy **Hugh McCoy**	**Churchill Mortgage Corporation**	
(NAME) **1015 24th Ave N.**	(NAME) **761 Old Hickory Blvd., Suite 400**	**P/O 09203011600**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Brentwood, TN 37027**	
(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, **RHYTHM HOMES AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN MCCOY, A SINGLE MAN AND HUGH MCCOY, A MARRIED MAN,** 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 Unit No. B of 2401 Alameda Street Residences, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 2401 Alameda Street Residences, of record in Instrument No. 20171024-0108785 in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Rhythm Homes and Development, LLC by Warranty deed from Tadron Lavonda Bakari, married of record in Instrument No. 20161102-0115785 Register's Office for Davidson County, Tennessee, dated October 31, 2016 and recorded on November 02, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 138, 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 20171024-0108785, Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20171106-0113418, in the Register's Office for Davidson County, Tennessee;
- Charter of 2401 Alameda Street Residences Homeowner's Association, Inc of record in Instrument Number 20171101-0111890, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1015 24th Ave N., 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 21 DAY OF NOVEMBER, 2018.

Rhythm Homes and Development, LLC

BY: _____
Nathan Agnew
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN AGNEW, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of RHYTHM HOMES AND DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of November, 2018.

_____
Notary Public
My Commission Expires: 6/20/21
(SEAL)



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