WARRANTY DEED

Karen Johnson Davidson County
Batch# 187897 **DEEDWARR**
01/24/2019 12:49:11 PM 3 pgs
Fees: $18.00 Taxes: $777.00

20190124-0007045

File No.: AGL-18-5213

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 15TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Red River Development, LLC, a Tennessee limited liability company	FRANKLIN SYNERGY BANK	91 11 400.00
(NAME)	(NAME) 722 COLUMBIA AVENUE	
(ADDRESS) Nashville, TN 37209	(ADDRESS) FRANKLIN, TN 37064	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **NICHOLAS PERENICH, JR.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **RED RIVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Being the part of the same property conveyed to Nicholas Perenich, Jr. by Warranty Deed from Norman W. Bowen, recorded on the 18th day of May, 2007 in Instrument No. 20070518-0059738, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5213 Illinois Avenue, Nashville, TN 37209
(House Number) (Street) (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 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 15th day of January, 2019.

Nicholas Perenich, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas Perenich, Jr., 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of January, 2019.

ADAM C. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5/5/20

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

EXHIBIT A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Lot 4, FINAL PLAT, RESUBDIVISION OF LOT 2 OF SUBDIVISION #2012-136-001 & A PORTION OF ABANDONED 53RD. AVENUE NORTH Subdivision, as shown on plat of record in Instrument No. 20140314-0021576 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the property conveyed to Nicholas Perenich, Jr. by Warranty Deed from Norman W. Bowen, recorded on the 18th day of May, 2007 in Instrument No. 20070518-0059738, in the Register's Office of Davidson County, Tennessee.