WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

O-BR-19-1800B

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

Karen Johnson Davidson County
Batch# 199507 **DEEDWARR**
02/27/2019 08:48:14 AM 2 pgs
Fees: $13.00 Taxes: $1,206.20

20190227-0017600

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Samantha Laich	**BancorpSouth Bank**	
(NAME)	(NAME)	**071-05-0-197.00**
1800B Glade Street	**2778 West Jackson Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Tupelo, MS 38801**	
(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 **SAMANTHA LAICH,** single, 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. 78 on the Map of 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.

Said Lots No. 78 front together 91 feet on the Northerly margin of Glade Ave and extend back Northerly with the Easterly margin of Page St between parallel lines 40 feet to an alley.

Being the same property conveyed to Leroy Green and wife Thelma Green by Installment deed from E.C. Scruggs. Jr. and wife Annie M. Scruggs of record in Book 1278, page 250, Register's Office for Davidson County, Tennessee, dated November 15, 1935 and recorded on November 16, 1943. (Value or consideration shown in aforementioned deed $690.00.)

The said Leroy Green predeceased Thelma Green. The said Thelma Green died on November 08, 2000 and by her will in Case No. 02P-203 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, she devised this property to Leroy Green, Jr., Joseph Green, Sr., Joan Green Cannon, and Carol Green Rhodes Marks. The said Leroy Green, Jr. died on or about February 05, 2004 and by his will of record in the Circuit Court of Pinellas County, Florida, devised this property to Avia Elaine Green-Howse and Larry Leroy Green, said will having never been probated in the State of Tennessee. Pursuant to the Affidavit of Heirship/Inheritance of record in Instrument No. 20060307-0026446 and re-recorded in Instrument No. 20060308-0027131, in the Register's Office for Davidson County, Tennessee, the said Leroy Green, Jr. leaves the said children, Avia Elaine Green-Howse and Larry Leroy Green and his wife, Shirley Green, as his heirs at law. The said Shirley Green joined in the execution of this deed to convey any and all interest she may have in said property by virtue of Leroy Green, Jr.'s Will having never been probated in the State of Tennessee.

Being a portion of the same property conveyed to Rhythm Homes and Development LLC by Warranty deed from Avia Elaine Green-Howse and Joan Green Cannon and Joseph E. Green, Sr. and Larry Leroy Green and Carol Marks and Shirley Green of record in Instrument No. 20180323-0027334 Register's Office for Davidson County, Tennessee, dated March 13, 2018 and recorded on March 23, 2018. (Value or consideration as shown in aforementioned deed $90,000.00.) Being also known as 1800 B Glade Street Nashville, TN 37207.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, 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 **improved** property known as: **1800B Glade 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 25th DAY OF FEBRUARY, 2019.

Rhythm Homes and Development LLC

BY: _____
Nathan Agnew
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared NATHAN AGNEW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of RHYTHM HOMES AND DEVELOPMENT LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the 25th of February, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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