Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Warranty Deed

Karen Johnson Davidson County
Batch# 205956 DEEDWARR
03/14/2019 11:02:06 AM 2 pgs
Fees: $13.00 Taxes: $1,372.70
20190314-0023452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $371,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2019.

Notary Public

My commission expires: 4-13-22

KATHERINE WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
OF RUTHERFORD COUNTY
Exp. 4-13-2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elisa Bumanglag Sta Ana-Ono Austen Field Ono	Same as	
2412B North 16th Street	New Owner	072144O002.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **RICE PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELISA BUMANGLAG STA ANA-ONO AND AUSTEN FIELD ONO, MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2412 North 16th Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171128-0121381, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" 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 James Shaw, unmarried by Warranty deed from Sonya D. Patterson, individually and as co-executrix and Donna Shaw, individually and as co-executrix, both of the Estate of Margaret A. Dowdy of record in Instrument No. 20030325-0039160 Register's Office for Davidson County, Tennessee, dated March 12, 2003 and recorded on March 25, 2003.

Being a portion of the same property conveyed to James Shaw, unmarried by Quitclaim deed from James T. Dowdy Jr., heir at law of Margaret Dowdy of record in Instrument No. 20171016-0106009 Register's Office for Davidson County, Tennessee, dated October 12, 2017 and recorded on October 16, 2017.

Being a portion of the same property conveyed to Rice Property Management, LLC by Warranty deed from James Shaw, an unmarried man, individually and as heir of Margaret A. Dowdy of record in Instrument No. 20171016-0106010 Register's Office for Davidson County, Tennessee, dated October 13, 2017 and recorded on October 16, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2412B North 16th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of March, 2019.

Rice Property Management, LLC, a Tennessee Limited Liability Company

Danielle G. Rice, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Danielle G. Rice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of Rice Property Management, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11th day of March, 2019.

Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-02-2022