WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF March, 2019

Notary Public

MY COMMISSION EXPIRES: 11/5/2019
(AFFIX SEAL)

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cameron Wesley Farmer and Taycia Hale	New Owner	
(NAME)	(NAME)	
91 Fern Avenue		71-14-0-L 2 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RF REAL ESTATE INVESTMENTS LLC, A MISSOURI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAMERON WESLEY FARMER AND TAYCIA HALE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2 of 101 Fern Avenue Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 101 Fern Avenue Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171019-0107357, as amended in Instrument No. 20180306-0021129, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 101 Fern Avenue Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171019-0107357, as amended in Instrument No. 20180306-0021129, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to RF Real Estate Investments LLC by deed from Capital Homes LP, a Tennessee Limited Partnership, of record in Instrument No. 20170113-0004314, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 91 Fern Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 214680 DEEDWARR
04/05/2019 03:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.13
20190405-0031307

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 GRANTEES 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 GRANTEES, 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 hand this 15th day of March, 2019

RF REAL ESTATE INVESTMENTS, L.L.C.

DANIEL C. RUDA, TRUSTEE OF THE DANIEL C. RUDA ~~IRREVOCABLE~~ TRUST, MANAGER

BY: _____

DANIEL C. RUDA, TRUSTEE

BY: _____

MARK A. RUDA, MEMBER

STATE OF Missouri
COUNTY OF Stone

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Daniel C. Ruda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Trustee of The Daniel C. Ruda Irrevocable Trust, Manager of RF Real Estate Investments, LLC, the within named bargainor, a Missouri limited liability company, and that he as such Trustee of The Daniel C. Ruda Irrevocable Trust, Manager of RF Real Estate Investments, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Trustee of The Daniel C. Ruda Irrevocable Trust, Manager of RF Real Estate Investments, LLC.

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

Commission expires:

SONYA LYNN HAYWARD
Notary Public, Notary Seal
State of Missouri, Stone County
Commission # 18563739
My Commission Expires 09-30-2022

Sonya Lynn Hayward
Notary Public

STATE OF Missouri
COUNTY OF Stone

Before me, the undersigned notary public of ~~Davidson~~ Stone County, Missouri ~~Tennessee~~, personally appeared Mark A. Ruda, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Member of RF Real Estate Investments, LLC, the within named bargainor, a limited liability company, and that he as Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

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

Commission expires:

SONYA LYNN HAYWARD
Notary Public, Notary Seal
State of Missouri, Stone County
Commission # 18563739
My Commission Expires 09-30-2022

Sonya Lynn Hayward
Notary Public

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212