This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3436

Karen Johnson Davidson County
Batch# 214913 DEEDWARR
04/08/2019 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20190408-0031674

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 2019

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
RH 2116 Cliff Drive LLC 330 Franklin Rd., Ste. 135A-423 Brentwood, TN 37027-3280	New Owner	070-13-0-110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Denise Marie Cotton, Administratrix of the Estate of Norma Frances Garrett**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RH 2116 Cliff Drive LLC, a Tennessee Limited Liability Company**, 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:

Being a certain tract or parcel of land situated within Davidson County, Tennessee, and further described as follows, to-wit:

Beginning on the east margin of a 50-foot street, now called Cliff Drive 820 feet, more or less, north of Bridge Avenue or Hyde's Ferry Pike, being the northwest corner of the property conveyed to W. Frank Hagey by deed of record in Book 838, page 559, Register's Office for Davidson County, Tennessee; running thence with the easterly margin of said Cliff Drive north 32° east 130 feet to the southwest corner of the W. W. Burnett property; thence with said Burnett's southerly line south 58° east 275 feet, more or less, to low water mark on Cumberland River; thence down said river at low water mark southwardly 130 feet, more or less, to said Hagey's northeast corner; thence with Hagey's northerly line 58° west 275 feet to the beginning.

Being the same property conveyed to Joseph R. Garrett and wife, Frances Garrett by Warranty Deed from John U. Wilson and wife, Louise Wilson, dated February 24, 1953, recorded February 26, 1953, of record in Book 2136, page 560, Register's Office for Davidson County, Tennessee.

Joseph E. Garrett having since died April, 17, 1985, leaving Frances Garrett as surviving tenant by the entirely. Frances Garrett having since died intestate December 30, 2017. Case no. CH18-CV-178 in the Probate Court of Robertson County, Tennessee appointed Denise Marie Coston Administrator of the Estate of Norma Frances Garrett, AKA Frances Garrett.

This is unimproved property located at: **2116 Cliff Drive, Nashville, TN 37218.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of April, 2019
.

GRANTOR:

The Estate of Norma Frances Garrett

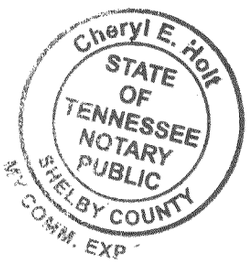
By: Denise Marie Coston Administratrix
Denise Marie Coston, Administratrix

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Denise Marie Coston, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Administratrix of Denise Marie Coston, Administratrix of The Estate of Norma Frances Garrett, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27 day of March, 2019.

Cheryl E. Holt
Notary Public
My Commission expires: 3-13-2022



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

