WARRANTY DEED

Karen Johnson Davidson County
Batch# 228660 **DEEDWARR**
05/10/2019 01:18:27 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20190510-0044195

O-RH-19-241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Central Coast Properties, LLC, a Tennessee Limited Liability Company	**NEW OWNERS**	
(NAME)	(NAME)	**082-11-0-063.00**
837 Russleo Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CENTRAL COAST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 parts of Meridan Street, closed, and parts of Lots Nos. 16 and 17 on the Plan of Bryan's Addition to Edgefield, as of record in Book 21, Page 63, Register's Office for said County, described according to a survey by Barge, Waggoner and Sumner, Engineers, dated April 11, 1966, revised September 15, 1966, as follows:

BEGINNING at a point in the northerly margin of Foster Street, common corner of Lots 17 and 18; thence with said margin of Foster Street, relocated, and a curve to the right having a radius of 125.00 feet, northwestwardly 37.42 feet, thence continuing with same north 58 deg. 11' 23" west 83.32 feet to a point at the beginning of a curve to the right having a radius of 18.50 feet; thence around said curve northwestwardly 25.97 feet to a point in the easterly margin of Meridan Street, as relocated; thence with the margin of same and with a curve to the left having a radius of 240.0 feet, northwardly 62.11 feet to a point; thence continuing with same north 7 deg. 24' east 34.61 feet to a point in the southerly margin of a 15 foot alley; thence with same south 83 deg. 23' east 114.0 feet; thence with the line between Lots Nos. 17 and 18, south 7 deg. 24' west 163.78 feet to the beginning.

Included in the above description, but expressly excluded from this is that portion of said premises conveyed to Joseph Claybon and wife, Barbara J. Claybon, of record at Instrument #20009080089152, RODC, TN, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 16 on the plan of Bryan's Addition to Edgefield, of record in Book 21, page 63, Register's Office for Davidson County, Tennessee, and a part of Meridian Street, closed, described according to a survey by John Kohl and Company dated January 13, 1983, as follows:

Beginning at a point in the northerly margin of Foster Street, as relocated, common corner of Lots 16 and 17, thence with the margin of Foster Street, North 58 deg. 11 min 23 sec. West, 68 feet to a point at the beginning of a curve to the right having a radius of 18.50 feet; thence around said curve northwestwardly 25.97 feet to a point in the easterly margin of Meridian Street, as relocated; thence with the margin of same and with a curve having a radius of 240.00 feet, northwardly 62.11 feet to a point; thence continuing with the same, North 7 deg. 24 min. East, 34.61 feet to a point in the southerly margin of an alley; thence with said alley, South 83 deg. 23 min. East 64 feet to a point; thence with the westerly line of Lot 17, southwardly 147 feet to the point of beginning.

Being the same property conveyed to Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company by Warranty Deed dated April 30, 2019 and of record in Instrument Number 20190501-0040340, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 63, Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **241 Foster St., 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 7th DAY OF MAY, 2019.

Rhythm Homes and Development, LLC, a Tennessee limited liability

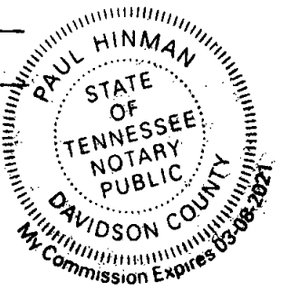
BY: _____
Nathan Agnew
Member

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, A TENNESSEE LIMITED LIABILITY, 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 corporation as MEMBER.

Witness my hand and official seal, this the 7th of May, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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