WARRANTY DEED

Karen Johnson Davidson County
Batch# 232907 DEEDWARR
05/21/2019 01:37:16 PM 2 pgs
Fees: $13.00 Taxes: $1,221.74

20190521-0047979

O-RH-19-1908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL) STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE 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)
Matthew Owen Giarratano and Katelyn Giarratano **Kevin Seaton and Janet Seaton**	**SWBC Mortgage**	
(NAME)	(NAME)	
1908 Haynes St.	**9311 San Pedro Ave., Ste. 100**	**071-05-0-098.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**San Antonio, TX 78216**	
(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 **MATTHEW OWEN GIARRATANO AND KATELYN GIARRATANO, HUSBAND AND WIFE AND KEVIN SEATON AND JANET SEATON, HUSBAND AND WIFE, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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. 299 on the Plan of Brooklyn Heights (E.C. Scruggs Subdivision of lots 18,19, 20, 21, 29,11 & 12 in 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.

Being a portion of the same property conveyed to Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181023-0105032 Register's Office for Davidson County, Tennessee, dated October 03, 2018 and recorded on October 23, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and therafter 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.
- Easement(s) of record in Book 5022, Page 968 in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1908 Haynes 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 16 DAY OF MAY, 2019.

Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company

BY: _____
Ryan McLaury
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan McLaury, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of May, 2019.

_____
Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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