WARRANTY DEED

Karen Johnson Davidson County
Batch# 235423 **DEEDWARR**
05/28/2019 02:39:40 PM 2 pgs
Fees: $13.00 Taxes: $1,775.63

20190528-0050209

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF May, 2019.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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
Patrick McNally	NEW OWNER	
(NAME)	(NAME)	71-14-L
87 Fern Avenue	827 VIBE DRIVE	
Nashville, TN 37207	(ADDRESS) NASHVILLE, TN 37216	4 CO
(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**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK MCNALLY**, HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: JAMES

Land in Davidson County, Tennessee, being Unit 4 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 87 Fern Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CP-19-87

Witness my hand this 14th day of May, 2019

RF REAL ESTATE INVESTMENTS, L.L.C.

BY: _____

DANIEL C. RUDA, MANAGER

STATE OF Missouri

COUNTY OF Taney

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 Manager of RF Real Estate Investments, LLC, the within named bargainor, a Missouri limited liability company, and that he as such 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 Manager of RF Real Estate Investments, LLC.

Witness my hand and official seal this 14TH day of MAY, 2019.

Commission expires:

July 27, 2022

_____
Notary Public

JOE DOUGLAS FAST
Notary Public, Notary Seal
State of Missouri
Taney County
Commission # 14064198
My Commission Expires 07-27-2022