WARRANTY DEED

Karen Johnson Davidson County
Batch# 238450 DEEDWARR
06/04/2019 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20190604-0053243

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-13-22
(AFFIX SEAL)

CHERYL A DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, ,

File No.: ARK190377TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Leonard Chris Martiniak and Sarah Martiniak	Wells Fargo Bank, N.A.	
(NAME)	(NAME)	
2173 Rock City Street, Unit A	1150 West Washington St.	072 11 4C 00200 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Tempe, AZ 85291	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy Thousand And No/100 Dollars ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RLP CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEONARD CHRIS MARTINIAK AND SARAH M. MARTINIAK, 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 B on the Plan of 2173 Rock City Townhomes, as shown on Exhibit D to the Declaration of Covenants, Conditions and Restrictions for 2173 Rock City Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20170616-0060857, 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 RLP Construction, LLC by warranty deed from Troy Lockamy and David Adcock of record in Instrument No. 20170531-0054094 Register's Office for Davidson County, Tennessee, dated May 23, 2017 and recorded on May 31, 2017.

Being a portion of the same property conveyed to Troy Lockamy and David Adcock by special warranty deed from Bank of New York as Trustee for the Certificateholder Scwalt, Inc. Alternative Loan Trust 2006-J2 Mortgage Pass-Through Certificates, Series 2006-J2of record in Instrument No. 20081209-0118722 Register's Office for Davidson County, Tennessee, dated October 7, 2008 and recorded on December 9, 2008.

unimproved ☐
This is improved ☒ property, known as 2173 Rock City Street, Unit A, Nashville, TN 37216
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness RLP Construction, LLC, a Tennessee limited liability company this 29 day of May, 2019.

RLP Construction, LLC, a Tennessee limited liability company

BY: _____

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29 day of May, 2019, before me personally appeared RLP Construction, LLC, a Tennessee limited liability company to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 29 day of May, 2019.

Commission Expires: _____

_____
Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES APRIL 10, 2022

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Sandy Balent, a notary public for this county and
Notary's Name

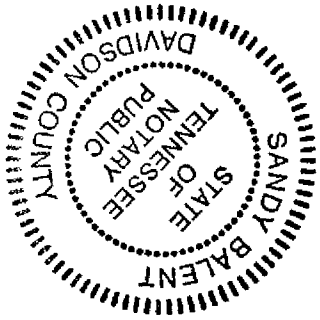
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).