This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $300,000.00.

Affiant

Subscribed and sworn before me this the 29th day of May, 2019.

Notary Public
My commission expires: 10/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 238960 DEEDWARR
06/05/2019 10:42:46 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190605-0053729

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rise Development, LLC 3370 N Hayden Rd, Ste 123-524 Scottsdale, AZ 85251	New Owner	071-15-0 294.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DORIS COVINGTON, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RISE DEVELOPMENT, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of C. F. Sharpe & W. L. Horns 2nd Subdivision of Lindsley Property N. E. Nashville, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 36, a corner lot, fronts 58 feet on the westerly margin of Joseph Street, now Joseph Avenue, and extends back between parallel lines, along the southerly margin of Ligon Avenue, now Douglas Avenue, 145 feet to an alley.

Included in the above description, but expressly excluded from this conveyance, is 192.05 square feet conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, for a right-of-way, said conveyance being of record in Book 8182, page 995, said Register's Office.

Being the same property conveyed to Doris Covington and Ronald Covington, husband and wife, by deed from Jim A. Attar and Saeed Monemi, dated 12/31/2003, of record in Instrument No. 20040129-0011376, said Register's Office.

The said Ronald Covington having since died on March 7, 2017 leaving Doris Covington as the sole tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 108 Douglas Ave., Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 29th day of May, 2019.

Doris Covington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Doris Covington, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of May, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022