WARRANTY DEED

Karen Johnson Davidson County
Batch# 240059 DEEDWARR
06/06/2019 02:36:58 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20190606-0054341

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 $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

O-RH-19-4011

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)
Rhythm Homes and Development, LLC	**New Owner**	
(NAME)	(NAME)	
355 Hazel Avenue	**New Owner**	**069-04-0-034.00**
(ADDRESS)	(ADDRESS)	
Webster Groves, MO 63119	**New Owner**	
(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, **NANCY RYANS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHYTHM HOMES AND DEVELOPMENT, LLC,** 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. Lot 6, Block BB on the Revised Map of Fairview Subdivision of record in Plat Book 1130, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but excluded therefrom is that portion of property conveyed to the State of Tennessee of record in Instrument No. 20170905-0090947, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the present west right of way of State Route 112, said point being 27.19 feet left of proposed centerline station 159+97.51; thence with said present right of way S 12 deg 08' 22" W 100.03 feet to a point being 27.54 feet left of proposed centerline station 158+97.48; thence with the north boundary of the Barbara E. Mann, Trustee of the Horace Mann Family Trust property (State Project 19046-2214-14, Tract 67) N 77 deg 38' 59" W 25.96 feet to a point being 53.50 feet left of proposed centerline station 158+97.67; thence with the proposed right of way of State Route 112 N 11 deg 5627" E 100.00 feet to a point being 53.50 feet left of proposed centerline station 159+97.67; thence with the south boundary of the Mary Rodgers property (State Project 19046-2214-14, Tract 70) S 77 deg 43' 11" E 26.31 feet to the point of beginning, containing 2,614 square feet.

Being the same property conveyed to Nancy Ryans by Trustee's deed from Chan McCullough, Trustee of record in Instrument No. 20060620-0073678 Register's Office for Davidson County, Tennessee, dated June 16, 2006 and recorded on June 20, 2006.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee.
- Deed to the State of Tennessee of record in Instrument Number 20170905-0090947, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **4011 Clarksville Pk., Nashville, Tennessee 37218**.

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 5th DAY OF JUNE, 2019.

Nancy M Ryans
Nancy Ryans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY RYANS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of June, 2019.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)



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