Name and Address of New Owner:
Rhythm Homes and Development, LLC
355 Hazel Avenue
Webster Groves, MO 63119

Karen Johnson Davidson County
Batch# 240665 DEEDWARR
06/07/2019 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $240.50
20190607-0054910

Send Tax Bills To:
Rhythm Homes and Development, LLC
SAME AS ABOVE

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 075-04-0-219.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Florent Pilote**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

TRACT NO. 2: Property located in Davidson County, Tennessee, Being Lot No. 497 on the Plan of Tulip Grove, Section 9, of record in Book 4675 page 135, Register's Office for Davidson County, Tennessee, to which said plan is hereby made for a more complete description of said lot.

Being the same property conveyed to Florent J. Pilote, by quitclaim deed from J. Blake Freeman, Trustee, dated June 3, 2005 of Instrument No. 20050607-0064673, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2019 and subsequent years; All matters as shown on the plat of record in Book 4675, Page 135, Restrictions of record in Book 4846, Page 924, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of June, 2019.

Florent Pilote (SEAL)

Florent Pilote

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 6th day of June, 2019, before me personally appeared Florent Pilote, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of June, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Julie Coone
Notary Signature
My commission expires: 5-3-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Florent Pilote
(Affiant)

Sworn to and subscribed before me this
6th day of June, 2019.

Julie Coone
Notary Public
My commission expires: 5-3-2021
File No. 2019-201

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, do hereby make oath that I am a licensed attorney and/or the 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 TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

