Name and Address of New Owner:
Eshelman Development LLC
1326 4th Avenue North
Nashville, TN 37208

Send Tax Bills To:
Eshelman Development LLC
5605A Louisiana Avenue
Nashville, TN 37209

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

Map & Parcel No: 082-09-0-184

Karen Johnson Davidson County
Batch# 251186 DEEDWARR
07/01/2019 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20190701-0064030

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, **Red River Development, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eshelman Development LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of the north part of Lot No. 28 on the Map of D.T. McGavock's First Addition to Nashville of record in Book 10, Pages 606-609, Register's Office for said County, described as follows:

Said part of said lot fronts 42 feet on the easterly side of 4th Avenue North and runs back between parallel lines along the south margin of Taylor Street 96 feet to a dead line.

Being the same property conveyed to Red River Development, LLC, by Warranty Deed from Richard Phillips and Gwendlyn N. Day, dated May 28, 2019 of Instrument # 20190530-0051402, 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 sown of record in Book 10, Pages 606-609, 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 28th day of June, 2019.

Red River Development, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Brian Richardson, Authorized Member

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

Before me, Jim A Hyde of the state and county mentioned, personally appeared Brian Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Red River Development, LLC, the within named bargainor, a Limited Liability Company, and that such Brian Richardson as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Davidson County, this 28th day of June, 2019.

_____
Notary Signature

Printed Name: Jim A Hyde

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~RUTHERFORD~~ Davidson)

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 $675,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Sworn to and subscribed before me this 28th day of June, 2019.

_____
Notary Public
My commission expires: 09/19/2022
File No. 2019-200

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, Jim Hyde, 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: 09/19/2022

