# WARRANTY DEED

Karen Johnson Davidson County
Batch# 262992 DEEDWARR
07/26/2019 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20190726-0073995

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK190698TN

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Romain Fournel | Romain Fournel | |
| (NAME) | (NAME) | |
| 2173 B Rock City Street | 2173 B Rock City Street | 072-11-4C-001.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Nashville, TN 37216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy-Five Thousand And No/100 Dollars ($375,000.00), 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 **ROMAIN FOURNEL, AN UNMARRIED MAN**, HEREINAFTER CALLED THEGRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSONCOUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A 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, a Tennessee limited liability company 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.

unimproved ☐

This is improved ☒ property, known as 2173 B Rock City Street, 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 26th day of July, 2019.

RLP Construction, LLC, a Tennessee ~~limited~~ liability company

BY: _____
Reed L. Pond
Member

State of Tennessee
County of Hamilton

I, Carla D. Grider, a Notary Public for the said County and State, do hereby certify that Reed L. Pond personally appeared before me this day and acknowledged that (s)he is the Member of RLP Construction, LLC, a Tennessee limited liability company, and that by authority duly given and as the act of such entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 26th day of July, 2019.

_____ Notary Public

Carla D. Grider
Notary's Printed or Typed Name

My Commission Expires:
3/13/22

CARLA D. GRIDER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 03-13-2022

Returned:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

# True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

