THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 265142 **DEEDWARR**
08/01/2019 10:34:47 AM 2 pgs
Fees: $13.00 Taxes: $1,168.56

20190801-0075970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **315,825.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY July 2019

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Josette McGahan	Movement Mortgage, LLC.	MAP 091-05-1C
709 Vernon Avenue	8024 Calvin Hall Road	PARCEL 007.00 CO
Nashville, TN 37209	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RSD Vernon James, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen Josette McGahan**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 7 , on the Horizontal Property Regime for 2 Aves, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180926-0095647 and amended in Instrument No. 20190426-0038655 and Instrument No. 20190709-0066829, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to RSD VERNON AND JAMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MICHAEL D. BURNS AND WIFE, GLENDA S. BURNS, of record in Instrument No. 20180316-00250 4 3 and Instrument No. 20180316-0025044 , dated March 15, 2018 , said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **709 Vernon Avenue, Nashville, TN 37209.**

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.

Witness my hand this the 30th day of July, 2019.

RSD Vernon and James, LLC, a Tennessee limited liability company
BY: Red Seal Development Corp., an Illinois corporation and its sole manager

BY: _____

ITS: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared **TODD FISHBEIN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGER** of the maker, **Red Seal Development Corp, an Illinois corporation and its sole manager, RSD Vernon and James, LLC, a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 30th day of July, 2019.

My Commission expires March 3, 2020

_____
Notary Public

R. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE