Karen Johnson Davidson County
Batch# 271477 DEEDWARR
08/14/2019 01:32:10 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20190814-0081301

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019070022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $150,000.00

Sworn to and subscribed before me this 9th day of August, 2019.

Affiant

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

expires 10-7-19

Notary Public

Address of New Owner:
Rhythm Homes and Development, LLC
3355 Hazel Avenue
Webster Groves, MO 63119

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
092-030-163.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard Douglas Hester, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of a Subdivision of Lot No. 3 Harding Lytle Tract, Block 3 of record in Plat Book 547, Page 72, 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 the same property conveyed to Richard Douglas Hester, unmarried by Warranty deed from Viclakes Properties, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20141001-0090622 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 01, 2014.

This is improved property known as **2219 Albion Street, Nashville, TN 37208.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-RH-19-2219

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 9th day of August, 2019.

Richard Douglas Hester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Richard Douglas Hester, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2019.

E. Mannix
Notary Public
Comm. Exp. 1-3-2023

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY