WARRANTY DEED

Karen Johnson Davidson County
Batch# 277146 DEEDWARR
08/28/2019 09:34:12 AM 2 pgs
Fees: $13.00 Taxes: $1,920.30

20190828-0086639

R-VRES-19-1016

TRACEY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RETURN TO PREPARED BY: LANDERS TITLE & ESCROW CORP. 2010 [illegible]

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jack O. Johnston	New Owner	
(NAME) **1016 Richland Creek Aly**	(NAME)	**103-02-2A-003.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RCP LAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACK O. JOHNSTON, A SINGLE PERSON**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3, on the Plan of Homes at Orlando and Burgess, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at Orlando and Burgess, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180601-0052555, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to RCP Land, LLC, a Tennessee limited liability company by Quitclaim deed from Richland Creek Apartments, LLC, a Tennessee limited liability company of record in Instrument No. 20180601-0052554 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 01, 2018. Being a portion of the same property conveyed to Richland Creek Apartments, LLC, a Tennessee limited liability company by Quitclaim deed from Nashville Apartment Properties #2, LTD, a Tennessee limited partnership of record in Instrument No. 20150625-0060950 Register's Office for Davidson County, Tennessee, dated June 24, 2015 and recorded on June 25, 2015.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20180523-0049543, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180601-0052555, Register's Office for Davidson County, Tennessee.
- Reciprocal Easement Agreement of record in Instrument Number 20180912-0090655, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180601-0052556, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1016 Richland Creek Aly, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF AUGUST, 2019.

RCP Land, LLC

BY: Richland Creek Partners, LLC
Sole Member

BY: _____
ITS: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hunter Connelly, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RICHLAND CREEK PARTNERS, SOLE MEMBER of RCP LAND, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 of August, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212