Return To: 19-2385
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Wilson
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me this 30th day of August, 2019. Notary Public My Commission Expires:
Record & Return To: First Title & Escrow Co., Inc. FTEC File No. 34956-07-2019	

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: 9-4-20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Rice, Tara Rice 807 Brook Hollow Road Nashville, TN 37205	Parkside Lending LLC 180 Redwood St. Ste 250 San Francisco, CA 94102	Map and Parcel No.: 102 15 0 097 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larence and Davis Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph G. Rice and Tara A. Rice**, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 807 Brook Hollow Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 282367 **DEEDWARR**
09/09/2019 08:23:26 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00

20190909-0090473

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of August, 2019.

Larence and Davis Properties, LLC, a Tennessee limited liability company

BY: _____, Vice-President
Gerald G. Patterson, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Gerald G. Patterson, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice-President of Larence and Davis Properties, LLC, a Tennessee limited liability company and as such Vice-President executed the foregoing instrument for the purpose therein contained.

_____
Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 194 on the Map of Horton Heights, Section "C", as of record in Book 2133, Page 69, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larence and Davis Properties, LLC, a Tennessee limited liability company, by deed dated February 9, 2018 from Kevin Kimbro, Kristil Lyle, and Wanda Kimbro as sole heirs of Artalee Alice Kimbro, of record in Instrument No. 20180213-0014206, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 102 15 0 097 00.
2. Restrictive covenants contained in an instrument of record in Book 2200, page 490, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2133, page 69, Register's Office for Davidson County, Tennessee.