Karen Johnson Davidson County
Batch# 285416 DEEDWARR
09/13/2019 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $895.40
20190913-0093083

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2069

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS **GREATER, FOR THIS TRANSFER** IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of September, 2019

Notary Public

Commission Expires: 5.23.23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ronnie P. Wood 15219 Rose Cottage Dr. Houston, TX 77069	SWBC Mortgage Co. 9311 San Pedro U# 100 San Antonio, TX 78216	043-13-0-296.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Rise Development LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronnie P. Wood, A Married Man

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 Lot No. 7 on the Plan of Final Plat, Crittenden Estates Subdivision of record in Plat Book 974, Page 69, 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 Ana Rosa Galvan by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20110620-0046961 Register's Office for Davidson County, Tennessee, dated June 03, 2011 and recorded on June 20, 2011.
Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Ana Rose Galvan, married of record in Instrument No. 20190115-0004196 Register's Office for Davidson County, Tennessee, dated January 14, 2019 and recorded on January 15, 2019.
Being the same property conveyed to Rise Development LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC, A Texas Limited Liability Company of record in Instrument No. 20190122-0006027 Register's Office for Davidson County, Tennessee, dated January 15, ,2019 and recorded on January 22, 2019

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 223 Cherry Street, Madison, TN 37115

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of September, 2019.

Rise Development LLC, a Tennessee limited liability company

By: _____
Jeremy Durham, Authorized Signor

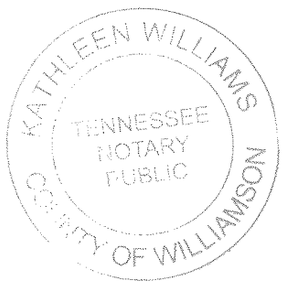
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, for the State and County, aforesaid, personally appeared Jeremy Durham, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Authorized Signor of Rise Development LLC, a Tennessee limited liability company, and that he as such Authorized Signor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of September, 2019.

_____
Notary Public
My Commission Expires: 5.23.23

(Notary Seal)



True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022