Karen Johnson Davidson County
Batch# 287286 DEEDWARR
09/18/2019 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20190918-0094412

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RCL Consulting, LLC	RCL Consulting, LLC	
(NAME)	(NAME)	082130E21000CO
3271e Buford Dr Suite 104-306	3271e Buford Drive Suite # 104-306	
(ADDRESS)	(ADDRESS)	
Buford, GA 30519	Buford, GA 30519	
(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, WE, **Earl Rovelter Sanders and Jo Ann Sanders**, HEREINAFTER CALLED THE GRANTORS, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RCL Consulting, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS 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. 210, with all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument No. 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No. 20080111-0003637, and amended by Instrument No. 20080609- 0059308, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 817 3rd Avenue North, Unit 210, Nashville, TN 37201

Being the same property conveyed to Earl Rovelter Sanders and wife, Jo Ann Sanders by Quitclaim Deed from Earl Rovelter Sanders of record in Instrument No. 20130430-0042705, Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on April 30, 2013. (Value of consideration shown in aforementioned deed $1.00.)

Being the same property conveyed to Earl Rovelter Sanders by Warranty Deed from Third and Harrison, LLC of record in Instrument No. 20081009-0102393, Register's Office for Davidson County, Tennessee, dated September 15, 2008 and recorded on October 09, 2008. (Value of consideration shown in aforementioned deed $224,298.00.)

This instrument was executed by Brian Sanders on behalf of Earl Rovelter Sanders pursuant to Power of Attorney of Record in _201909180094410_, Register's Office for Davidson County, Tennessee.

This instrument was executed by Brian Sanders on behalf of Jo Ann Ward Sanders pursuant to Power of Attorney of Record in _201909180094411_, Register's Office for Davidson County, Tennessee.

Jo Ann Sanders is the same person as Jo Ann Ward Sanders.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Minute Book D, page 734; Book 51, page 8; Instrument No. 20080104-0001256; Instrument No. 20080111-0003637; Instrument No. 20080609-0059308; Instrument No. 20050825-0101610; Instrument No. 20061122-0144802; Instrument No. 20050825-0101609 and Instrument No. 20061122-0144834, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 817 3rd Ave North Unit 210 Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its heirs and assigns forever; and we do covenant with the said GRANTEE 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, its 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 16th day of September, 2019.

Earl Rovelter Sanders by Brian Sanders, Atty-In-Fact

State of Tennessee
County of Davidson

On this 16 day of September, 2019, before me personally appeared Brian Sanders, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Earl Rovelter Sanders acknowledged that such person executed the same as the free act and deed of Earl Rovelter Sanders as his Attorney-In-Fact.

Witness my hand, at office, this 16 day of Sept., 2019.

Notary's Signature
Seal
My commission expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Witness my hand this 16th day of September, 2019.

Jo Ann Sanders by Brian Sanders, Atty-In-Fact

State of Tennessee
County of Davidson

On this 16 day of September, 2019, before me personally appeared Brian Sanders, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jo Ann Sanders acknowledged that such person executed the same as the free act and deed of Jo Ann Sanders as her Attorney-In-Fact.

Witness my hand, at office, this 16 day of Sept., 2019.

Notary's Signature
Seal
My commission expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019