This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5214

Karen Johnson Davidson County
Batch# 300864 DEEDWARR
10/15/2019 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20191015-0105448

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-5214

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

John Harrison Rudesheim
Affiant

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 11th day of October, 2019

Notary Public
My Commission Expires: 10-2-23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tyler Hancock Rudesheim and John Harrison Rudesheim 702 47th Avenue North Nashville, TN 37209	FirstBank 318 Seaboard Lane, suite 205 Franklin, TN 37067	091-12-0-078.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **West Park Investment Partners, a Tennessee Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tyler Hancock Rudesheim and John Harrison Rudesheim, husband and wife** hereinafter called the Grantee(s), his/her/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. 33 of Block 100 on the Plan of No. 1, West Nashville of record in Plat Book 57, Page 74 and 75, 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 a portion of the same property conveyed to West Park Investment Partners, a Tennessee General Partnership by Warranty deed from Therese Byrne, unmarried of record in Instrument No. 20180404-0031391 Register's Office for Davidson County, Tennessee, dated March 30, 2018 and recorded on April 04, 2018.

Being a portion of the same property conveyed to West Park Investment Partners G.P., a Tennessee General Partnership by Quitclaim deed from West Park Investment Partners G.P., a Tennessee General Partnership of record in Instrument No. 20180611-0055914 Register's Office for Davidson County, Tennessee, dated June 08, 2018 and recorded on June 11, 2018.

This is improved property located at: **702 47th Avenue North, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of October, 2019.

GRANTOR:

West Park Investment Partners, a Tennessee Partnership

By: _____
Keith Hood, Partner

By: _____
Ivey Woodard, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keith Hood and Ivey Woodard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Partner of West Park Investment Partners, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of October, 2019.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 10-2-23

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

