WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF OCTOBER, 2019.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

0-RH-19-100

THIS INSTRUMENT WAS PREPARED BY

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)
Rhythm Homes and Development, LLC	**New Owner**	
(NAME)	Karen Johnson Davidson County Batch# 302708 **DEEDWARR** 10/18/2019 02:32:30 PM 2 pgs Fees: $13.00 Taxes: $462.50	**051-10-0-077.00**
355 Hazel Avenue		
(ADDRESS)	20191018-0106967	
Webster Groves, MO 63119		
(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, **DAVID JOSEPH GOSSELIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHYTHM HOMES AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, which adjoins the westerly line of Lot No. 5 of Oakland Acres, Section VI, a plan of which is of record in Book 2330, page 97, Register's Office for said County.

Said parcel of land fronts 115 feet on the northerly side of an unnamed street and runs back between parallel lines along the westerly line of Lot No. 5 of Oakland Acres Subdivision, Section VI, 144 feet to a dead line, measuring 115 feet thereon.

Being the same property conveyed to David Joseph Gosselin, unmarried by Warranty Deed from Joyce Smith, unmarried of record in Instrument No. 20030825-0122858 Register's Office for Davidson County, Tennessee, dated 06/28/2002 and recorded on 07/11/2002, and re-recorded on 08/25/2003 in Instrument No. 20030825-0122858 of the same office.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 97, Register's Office for Davidson County, Tennessee.
- Plumbing Permit of record in Book 11106, Page 619, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached structure of record in Instrument No. 20190416-0034790, Register's Office of Davidson County, Tennessee.
- Metropolitan Government of Nashville and Davidson County, Property Standards for demolition and removal of structure in Instrument No. 20170120-006602, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **100 Shields Lane, Madison, Tennessee 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 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 17 DAY OF OCTOBER, 2019.

David Joseph Gosselin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID JOSEPH GOSSELIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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