WARRANTY DEED

Karen Johnson Davidson County
Batch# 307165 DEEDWARR
10/28/2019 02:53:28 PM 2 pgs
Fees: $13.00 Taxes: $1,239.71

20191028-0110386

R-VRES-19-402

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 $335,055.46.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
RADIUS INVESTMENTS, LLC	**Same as New Owner**	
(NAME)	(NAME)	**090-15-0-008.00**
858 Beech Bend		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **THE ANN CHALOS TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RADIUS INVESTMENTS, 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:

Land in Davidson County, Tennessee, being Lot No. 645 on the Map of Charlotte Park, Section X, as of record in Book 2900, Page 78, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 645 fronts 39.3 feet on the Southerly side of River Rouge Court and extends back 154.0 feet on the Westerly line and 193.7 feet along a broken Easterly line to a line in the rear on which it measures 115.0 feet.

Being the same property conveyed to Ann K. Smith, married by Warranty deed from Debra Lynn Sanderson, Administrator of The Estate of Jimmy L. Gray of record in Instrument No. 20140305-0018457 Register's Office for Davidson County, Tennessee, dated 03/03/2014 and recorded on 03/05/2014.

Further being the same property conveyed to Ann K. Smith, as to a life estate and Nicholas Fordham Chalos, as to the remainder by Quitclaim deed from Ann K. Smith, married of record in Instrument No. 20140905-0081310 Register's Office for Davidson County, Tennessee, dated 08/21/2014 and recorded on 09/05/2014.

Further being the same property conveyed to Mary Frances Rudy, Trustee of The Ann Chalos Trust by Quitclaim Deed from Ann K. Smith and Nicholas Fordham Chalos, dated October 17, 2019, and of record in Instrument No. 20191028-0110385, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Book 2900, Page 78, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3033, Page 638, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **402 River Rouge Court, Nashville, Tennessee 37209-1616**.

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 23rd DAY OF OCTOBER, 2019.

The Ann Chalos Trust

BY: _____
Mary Frances Rudy
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY FRANCES RUDY, TRUSTEE of THE ANN CHALOS TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd 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