THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 315323 DEEDWARR
11/14/2019 09:54:54 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20191114-0117427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Nov. 2019

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Cardella	First National Bank of Middle Tennessee	MAP 091-05-1C
705 Vernon Avenue	200 East Main Street	PARCEL 009.00 CO
Nashville, TN 37209	McMinnville, Tn. 37110	
(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, **RSD Vernon And James, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristen Cardella, an unmarried woman**

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 Unit(s) 9 of Building B, on the Plan of 2 Aves, as shown on Exhibit E to the Declaration of Covenants, Conditions and Restrictions for 2 Aves, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180926-0095647, amended in Instrument No. 20190426-0038655, Register' s Office for Davidson County, TN, to which plan and reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to RSD VERNON AND JAMES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, by deed from MICHAEL D. BURNS AND WIFE, GLENDA S. BURNS, of record as Instrument No. 20180316-0025043, and as Instrument No. 20180316-0025044, dated March 14, 2018, said Register' s Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **705 Vernon Avenue, Nashville, TN 37209.**

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. 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 the 13 day of November, 2019.

RSD Vernon and James, LLC a Tennessee limited liability company
BY: Red Seal Development Corp., an Illinois corporation and its sole manager

BY: _____

ITS: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Todd Fishbein, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of the maker, **RSD Vernon and James, LLC a Tennessee limited liability company, Red Seal Development Corp., an Illinois corporation and its sole manager** and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 13 day of November, 2019.

My Commission expires March 3, 2020

_____
Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE