# WARRANTY DEED

Karen Johnson Davidson County
Batch# 317724 DEEDWARR
11/20/2019 09:43:09 AM 2 pgs
Fees: $13.00 Taxes: $3,511.30
20191120-0119775

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $949,000.00

Helenell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF NOVEMBER, 2019.

Tracy Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22
(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 |
|---|---|---|
| Stephanie Spoolstra (NAME) | New Owner (NAME) | |
| 17D FERN Drive (ADDRESS) | (ADDRESS) | 071140J00200CO |
| NASHVILLE, TN 37207 (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, **RHOW Properties, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Stephanie Spoolstra,** HEREINAFTER CALLED THE GRANTEE, HER 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 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages of Fern Avenue II, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170111-0003413 and amended and Restated in Instrument No. 20170113-0004175 and being shown on Plat attached thereto as Exhibit "B", 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 property conveyed to RHOW Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Reginald Howward a/k/a Reggie Howard of record in Instrument No. 20161121-0122865, Register's Office for Davidson County, Tennessee, dated November 17, 2016 and recorded on November 21, 2016.

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x unimproved property, known as 17D Fern Ave Nashville, TN 37207
(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 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 13th day of November, 2019.

**RHOW Properties, LLC**

**By: Reginald B. Howard, President**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Reginald B. Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of RHOW Properties, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of RHOW Properties, LLC by himself as President.

WITNESS my hand and official seal at office this 13th day of November, 2019.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON