TN912399

WARRANTY DEED

Karen Johnson Davidson County
Batch# 318506 DEEDWARR
11/22/2019 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20191122-0120915

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY EXP. 4-13-2022

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
G. Keith Barnes and Shannon Barnes	Keith Barnes and Shannon Barnes	072-14-2Y-002.00CO
(NAME)	(NAME)	
2022 Scott Avenue	2022 Scott Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RA Homes, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **G. Keith Barnes, Revocable Trust,** 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, being Unit 2022 as shown on Exhibit "B" on the Declarations of Covenants, Conditions, and Restrictions for a Horizontal Property Regime with Private Elements for 2020 Scott Avenue Townhomes of record in Instrument No. 20180627-0061760, Register's Office for Davidson County, Tennessee, as corrected by Scrivner's Affidavit in Instrument No. 20180711-0066691, said Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to RA Homes, LLC, a Tennessee Limited Liability Company by deed dated October 16, 2017 from MRB Developers, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171020-0107430, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2022 Scott Avenue, Nashville, TN 37206
(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/our hands this 14 day of **November, 2019.**

RA Homes, LLC, a Tennessee Limited Liability Company

By: _____
Ryan Fleener, Member

By: _____
Austine Fleener, Member

State of **Texas**
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Ryan Fleener and Austine Fleener** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of RA Homes, LLC, a Tennessee Limited Liability Company and that they as such Members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Members.

WITNESS my hand and seal this 14 day of November, 2019.

_____
Notary Public
My Commission Expires: 09/27/2023

File No.: 19-Barnes

CHRISTI RENEE BENEDICT
Notary Public, State of Texas
Comm. Expires 09-27-2023
Notary ID 132190396

Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022