WARRANTY DEED

Karen Johnson Davidson County
Batch# 324843 **DEEDWARR**
12/04/2019 02:20:17 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20191204-0125156

O-RHD-19-4807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(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)
Noah Christopher Butler and Emily Mihalovic	**BancorpSouth Bank**	
(NAME) **4807 Concord Drive**	(NAME) **2778 West Jackson Street Building C 2nd Floor**	**P/O 07504021900**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Tupelo, MS 38801**	
(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, **RHYTHM HOMES AND DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOAH CHRISTOPHER BUTLER, AN UNMARRIED MAN, AND EMILY MIHALOVIC, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for HOMES AT 4805 CONCORD DRIVE of record as Instrument No. 20190708-0066365 and being shown on Plat attached thereto as Exhibit " B" , in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Rhythm Homes and Development, LLC, a Tennessee limited liability company by Warranty deed from Florent Pilote of record in Instrument No. 20190607-0054910 Register's Office for Davidson County, Tennessee, dated June 06, 2019 and recorded on June 07, 2019.

Property Address: 4807 Concord Drive
Nashville, TN 37076

This conveyance is subject to:
- Taxes for the year 2020, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 4846, Page 924, in the Register's Office for Davidson County, Tennessee;
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for

the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 20190708-0066365 of record in Instrument Number HOMES AT 4805 CONCORD DRIVE, Register's Office for Davidson County, Tennessee;

- Subject to rights of others in and to the common areas and/or elements;
- Subject to provisions of the Tennessee Horizontal Property Act, T.C.A. 66-27-101 et seq;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4807 Concord Drive, Hermitage, Tennessee 37076**.

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 3 DAY OF DECEMBER, 2019.

Rhythm Homes and Development LLC, a Tennessee Limited Liabilty Company

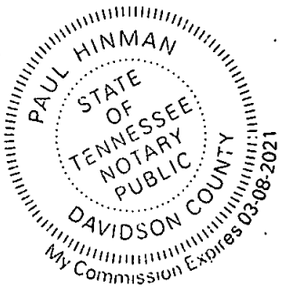
BY: _____
Nathan Agnew
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN AGNEW, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of RHYTHM HOMES AND DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILTY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of December, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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