Karen Johnson Davidson County
Batch# 329401 DEEDWARR
12/13/2019 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20191213-0128786

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Tamiw Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2019.

Julie Coone
Notary Public

MY COMMISSION EXPIRES: 6-30-2023
(AFFIX SEAL)

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Toro Title, LLC, 933 E. Trinity Lane, Nashville, TN 37207

File No.: 19-0065

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
RLP Construction, LLC, a Tennessee Limited Liability Company	RLP Construction, LLC, a Tennessee Limited Liability Company	118-04-0-340.00
(NAME) P.O. Box 11461	(NAME) P.O. Box 11461	
(ADDRESS) Chattanooga, TN 37401	(ADDRESS) Chattanooga, TN 37401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Thousand And No/100 Dollars ($100,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
ERNEST F. ROBERTSON AND WIFE, ANITA L. WARD,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
RLP CONSTRUCTION, LLC, A TENNESSEE LIMITED LLIABILITY COMPANY,
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 Lot No. 443 on the Plan of Grandview Heights, of record in Book 161, page 14 & 15, Register's Office for said County.

Beginning at an iron pin on the westerly margin of Grandview Avenue at the southeast corner of the Ward porperty, as of record in Book 8216, Page 308, Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

(1) Thence south 15 degrees 20 minutes 35 seconds east, 25.00 feet to an iron pin; (2) Thence south 62

degrees 04 minutes 26 seconds west, 114.76 feet to an iron pin; (3) Thence south 74 degrees 39 minutes 25 seconds west, 38.00 feet to an iron pin; (4) Thence north 74 degres 20 minutes 35 seconds west, 50.00 feet to an iron pin; (5) Thence north 74 degrees 39 minutes 25 seconds east, 150.00 feet to the point of beginning, containing 6,100.00 square feet or 0.14 acres.

Being the same property conveyed to Ernest F. Robertson and wife, Anita L. Ward by Warranty Deed from Rebecca H. Binge Administratrix of the of the Estate of Richard Eugene Welch executed on November 27th, 2001, and filed for record in Instrument No. 20011130-0131507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for year 2020 and thereafter, not yet due and payable.
- Any and all existing easements or restrictions of record not stated herein.
- Matters shown on the Plan of Grandview Heights, of record in Book 161, Page 15 & 16, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is ☐ property, known as 2243 Grandview Ave, Nashville, TN 37211
improved

(House No.) (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 our hands this 11th day of December, 2019

Ernest F. Robertson

Anita L. Ward

STATE OF TENNESSEE

COUNTY OF Wilson

On this 11th day of December, 2019, before me personally appeared Ernest F. Robertson and Anita L. Ward known to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.Sworn to and subscribed before me this the 11th day of December, 2019.

NOTARY PUBLIC My Commission Expires: [illegible]

JULIE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Matthew Anderson, 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 Tennessee

County of Davidson

Personally appeared before me, Taylor Anderson, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____ Notary's Signature

My Commission Expires: July 3rd, 2023

