Karen Johnson Davidson County
Batch# 330636 DEEDWARR
12/16/2019 04:14:20 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20191216-0129747

# Warranty Deed

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|---|---|
| KRISTEN RADCLIFFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $450,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 9th day of December, 2019.<br><br>Notary Public<br><br>My commission expires: 7-6-2020 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Rise Development LLC | new owner | 092-04-0-162.00 |
| 1350 Rosa L Parks Blvd | | |
| Nashville, TN 37208-2592 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LESLIE A. KOON AND DENNIS R. KOON, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RISE DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 84 on the Plan of Thomas Harding's Addition to Nashville of record in Plat Book 19, Page 241, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 84 fronts 50 feet on the Northerly margin of Polk (now Ireland Street) and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Dennis R. Koon and Leslie A. Koon, husband and wife by Warranty deed from Nick Dorroll, married of record in Instrument No. 20140421-0033133 Register's Office for Davidson County, Tennessee, dated April 11, 2014 and recorded on April 21, 2014.

Being the same property conveyed to Jessica Vaillancourt, unmarried by Quitclaim deed from Dennis R. Koon and Leslie A. Koon, husband and wife of record in Instrument No. 20191114-0117380 Register's Office for Davidson County, Tennessee, dated November 05, 2019 and recorded on November 14, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-RISE-19-1210

The address of the herein described property is believed to be 1210 Ireland Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of December 2019.

Leslie A. Koon

Dennis R. Koon

STATE OF Ky
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Leslie A. Koon and Dennis R. Koon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of December 2019.

Notary Public

My Commission Expires: 3-22-23

