Karen Johnson Davidson County
Batch# 330940 DEEDWARR
12/17/2019 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $805.49
20191217-0130230

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-3292

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of December, 2019

Notary Public

Commission Expires: 3/8/2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sarah Smith and Matthew Cates 104 Forest Park Road Nashville, TN 37115	Mortgage Investors Group 8320 E Walker Springs Knoxville, TN 37923	043-13-0-117.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Rise Development, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James M. Cates, an unmarried man and Sarah L. Smith, an unmarried woman as joint tenants with rights of survivorship

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 Nos. 19 and 20, Block D on the Plan of Forest Park Subdivision of record in Book 843, Page 44, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the Northeast corner of Lot No. 20 in Block D, running thence South 75 feet along the West margin of Forest Park Road; thence West 120 feet to a point in the West boundary line of Lot No. 19; thence Northerly 75 feet to the Northwest corner of Lot No. 19; beginning and being the Northerly one half of Lots 19 and 20 in Block D.

Being the same property conveyed to John W. Gifford, unmarried and Judith P. Whitlow, unmarried as tenants in common with expressed rights of survivorship by Warranty Deed from James R. Jenkins, Sr,. and wife, Shirley A. Jenkins of record in Instrument No. 20090825-0079937, Register's Office for Davidson County, Tennessee, dated August 20, 2009 and recorded on August 25, 2009.
Being the same property conveyed to Rise Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from John W. Gifford, unmarried and Judith P. Whitlow, unmarried as tenants in common of record in Instrument No. 20190409-0032123, Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on April 09, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 104 Forest Park Road, Nashville, TN 37115

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

Dated this the 16th day of December, 2019.

Rise Development, LLC, a Tennessee limited liability company

By: _____
Jeremy Durham

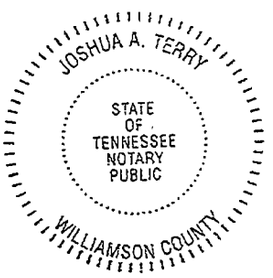
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared **Jeremy Durham**, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the **Managing Member** of **Rise Development, LLC**, and that he as such **Managing Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of December, 2019.

_____
Notary Public
My Commission Expires: 1/13/20

(Notary Seal)



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

