WARRANTY DEED

Karen Johnson Davidson County
Batch# 331004 DEEDWARR
12/17/2019 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20191217-0130300

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00.

Affiant

Subscribed and sworn to me this 9 day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33082

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Riggins Group, LLC 919 Conference Dr. Goodlettsville, TN 37072	New Owner	072-11-0-297.00 (2170 A) 072-11-0-504.00 (2170 B)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Residential Associates, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Riggins Group, LLC, a Tennessee limited liability company hereinafter** called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT 1: 2170 A Rock City Street
Land in Davidson County, Tennessee, being Lot 22-A, on the Plan of Zone Lot Division, Lot No. 22, W.A. and R.R. Maxey Subdivision, of record in Book 6200, page 374, amending Plat Book 332, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Residential Associates, LLC, by Warranty Deed from Charles R. Bullington, Sr., Trustee of the Bullington Revocable Trust dated October 14, 2004, of record on February 2, 2012 as Instrument No. 20120202-0009341, Register's Office for Davidson County, Tennessee.

TRACT 2: 2170 B Rock City Street
Land in Davidson County, Tennessee, being Lot No. 22B on the Plan of Zone Lot Division, Lot 22, W.A. and R.R. Maxey Subdivision, of record in Book 6200, Page 374, amending Book 332, Page 66, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Residential Associates, LLC, a Tennessee limited liability company, by Warranty Deed from Eric J. Buchanan, unmarried, dated March 20, 2018, of record on April 6, 2018 as Instrument No. 20180406-0032582, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 property taxes which have been paid by the Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters including, but not limited to, the restrictions as shown on Zone Lot Division of Lot No. 22, W.A. and R.R. Maxey Subdivision, of record in Plat Book 6200, Page 374, amending Plat Book 332, page 66, Register's Office for Davidson County, Tennessee.
3. Rights of others in and to shared party walls.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2170 A and 2170 B Rock City Street, Nashville, TN 37216.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 9th day of December, 2019.

Residential Associates, LLC, a Tennessee limited liability company

BY: _____
William F. Snyder
Its: Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Representative of Residential Associates, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of Residential Associates, LLC, a Tennessee limited liability company by himself as said Authorized Representative.

Witness my hand and official seal this 9th day of December, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 9-7-2021

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Certificate of Authenticity

I, Venikka Branch 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, Cari Allen a notary public for this county
And state, Veni Kka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021