WARRANTY DEED

Karen Johnson Davidson County
Batch# 332581 DEEDWARR
12/19/2019 03:25:36 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20191219-0131286

O-RHD-19-2411-2413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Rhythm Homes and Development LLC, a Tennessee limited liability Company	**NEW OWNER**	
(NAME) **355 Hazel Avenue**	(NAME) **NEW OWNERS**	**092-07-0-239.00 AND 092-06-0-661.00**
(ADDRESS) **Webster Groves, MO 63119**	(ADDRESS)	
(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, **RALCO INVESTMENTS, INC. AND RONNIE MITCHELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHYTHM HOMES AND DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Tract 1:

Land in Davidson County, Tennessee, being Westerly one-half of Lot No. 9 on the Plan of the Subdivision of Lots Nos. 8, 9 and 10 in the Dr. Boyd McNairy's Addition to Nashville, as of record in Book 21, Page 93, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 fronts 50 feet on the Southerly side of Booker Street and runs back 194 feet, more or less, on the Easterly line and 194.6 feet, more or less, on the Westerly line to an alley measuring 50 feet thereon.

Tract 2:

Land in Davidson County, being the Easterly one-half of Lot 10 on the plan of Dr. Boyd McNairy's Subdivision of Lot Nos. 8, 9, and 10 of record in Book 21, Page 93, Register's Office for said County.

Said Part of Lot 10 fronts 50 feet of Southerly side of Booker, formerly Harding Street and extends back 194.6 feet on the Easterly line and 195 feet, more or less, on the Westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Trustees of Hamilton Tabernacle United Primitive Baptist Church by Warranty deed from Delmas Lemount Dennis, a single person of record in Instrument No. 20011214-0138593 Register's Office for Davidson County, Tennessee, dated December 14, 2001 and recorded on December 14, 2001. (As to Tract 1)

Being the same property conveyed to Trustees of Hamilton Tabernacle United Primitive Baptist Church by Warranty deed from Mary S. McCord, Warren B. Sloan, II, Mark Sloan, Mary Swanson Sloan, Bernie Joel Sloan, Seth W. Sloan, Pam Sloan Klins, Michael Klins, Sylvia Sloan Hopkins, Eric Hopkins, John W. Nolan, III, George H. Nolan, Elizabeth Shiers Nolan, Susan Nolan Lubow, Barry Lubow, Jennifer Nolan Diamond, Bradley Martin Diamond, Michael Nolan and Von Sanford Sloan, and Linda Sloan of record in Instrument No. 20011206-0134566 Register's Office for Davidson County, Tennessee, dated September 01, 2001 and recorded on December 06, 2001. (Tract 2)

Being the same property conveyed to Rev.Ronnie Mitchell and Ralco Investments by Warranty deed from Hamilton Tabernacle Primitive Baptist Church of record in Instrument No. 20180305-0020794 Register's Office for Davidson County, Tennessee, dated February 27, 2018 and recorded on March 05, 2018. (Value of consideration shown in aforementioned deed $225,000.00.) Being also known as 2411 and 2413 Booker Street Nashville, Tennessee 37208.

This conveyance is subject to:
- Taxes for the year 2020 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 93, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **2411 and 2413 Booker Street, Nashville, Tennessee 37208**.

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 17 DAY OF DECEMBER, 2019.

Ralco Investments, Inc.

BY: _____
Delorse A. Lewis
Member

BY: _____
Richard A. Lewis
Member

_____
Ronnie Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DELORSE A. LEWIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of RALCO INVESTMENTS, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 17th of December, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RICHARD A. LEWIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of RALCO INVESTMENTS, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 17th of December, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONNIE MITCHELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of December, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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