THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822244**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 19th day of December, 2019. Notary Public My Commission Expires: _____

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 333260 DEEDWARR
12/23/2019 11:00:17 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20191223-0132240

WARRANTY DEED

Address New Owner: Jonah G. Rappuhn and Jeffrey G. Rappuhn 702 W Meade Dr Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-13-1H-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **552 Westboro, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonah G. Rappuhn, unmarried and Jeffrey G. Rappuhn and Charlotte Rappuhn, husband and wife, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit " D " on the plan of Columbia Avenue Residences II, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Columbia Avenue Residences II, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190123-0006686, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to 552 WESTBORO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LAWRENCE D. CURTIS and wife, HESTER B. CURTIS, of record in Instrument No. 20170627-0064386, dated June 26, 2017, said Register's Office.

Being further conveyed to 552 WESTBORO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from 552 WESTBORO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, to establish existing underlying lot lines, of record in Instrument No. 20170726-0075524, dated July 24, 2017, corrected by Scrivener's Affidavit of Correction of record in Instrument No. 20170809-0081534, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 091-13-1H-002.00-CO.

Matters shown on the Plan of record in Plat Book 1130, page 100, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20190123-00066 86 , said Register's Office.

This is improved property located at 6353 Columbia Avenue, D Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of December, 2019.

552 Westboro, LLC

RW Scott, II Member

By: Richard W. Scott, II, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Richard W. Scott, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member (or other officer authorized to execute the instrument) of 552 Westboro, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 19th day of December, 2019.

J Anderson

Notary Public

My Commission Expires: _____

