WARRANTY DEED

Karen Johnson Davidson County
Batch# 339075 DEEDWARR
01/06/2020 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,657.60
20200106-0001745

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-06-2022

(AFFIX SEAL)

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Drew Edman and Cathy Edman	New Owner	072142Y00100CO
(NAME) 2020 Scott Avenue	(NAME) 19731 Canberra Lane	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Huntington Beach, CA 92648	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RA Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Drew Edman and Cathy Edman, husband and wife**, 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, being Unit 2020 as shown on Exhibit "B" on the Declarations of Covenants, Conditions, and Restrictions for a Horizontal Property Regime with Private Elements for 2020 Scott Avenue Townhomes of record in Instrument No. 20180627-0061760, Register's Office for Davidson County, Tennessee, as corrected by Scrivner's Affidavit in Instrument No. 20180711-0066691, said Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to RA Homes, LLC, a Tennessee Limited Liability Company by deed dated October 16, 2017 from MRB Developers, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171020-0107430, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2020 Scott Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hands this 2 day of January, 2020.

RA Homes, LLC, a Tennessee Limited Liability Company

By: _____
Ryan Fleener, Member

By: _____
Austine Fleener, Member

State of **Texas**
County of **Gillespie**

Personally appeared before me, a notary public in and for the state and county aforementioned, **Ryan Fleener** and **Austine Fleener** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be **Members** of RA Homes, LLC, a Tennessee Limited Liability Company and that they as such **Members** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as **Members.**

WITNESS my hand and seal this 2 day of January, 2020.

Notary Public
My Commission Expires: 10-16-23

File No.: 19-Edman

JENNIFER MARIE HELM
Notary Public, State of Texas
Comm. Expires 10-16-2023
Notary ID 132211836

True Copy Certification

I, Brianna Bartelsmeyer Turner, 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.

Brianna Bartelsmeyer Turner

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Kelly Greene Elrod, a notary public for this county and state, Brianna Bartelsmeyer Turner 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: 8-16-2020

Notary' Seal (if on paper)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020