WARRANTY DEED

Karen Johnson Davidson County
Batch# 342640 DEEDWARR
01/13/2020 03:10:49 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20200113-0004597

STATE OF TENNESSEE, COUNTY OF

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

June Lowell
Affiant

Subscribed and sworn to me this 10th day of January, 2020.

Notary Public

My Commission Expires: 9-13-2022

APRIL N. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33196

R & R to:

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lamont Jordan 2168 Rock City Street Nashville, TN 37216	NEW OWNER	072-11-0-296.00

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,"** have bargained and sold, and by these presents do transfer and convey unto **Lamont Jordan, married**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of W. J. Myers Subdivision Map showing Subdivision of Lot Nos. 5, 8, 9 and part of Lot No. 12 in Maxey's Addition to Brownsville, of record in Plat Book 332, Page 66, amending Plat Book 21, Page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion 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 02, 2012 in Instrument No. 20120202-0009341 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 prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Plat Book 332, Page 66, amending Plat Book 21, Page 79, Register's Office for Davidson County, Tennessee.
3. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
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 2168 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 10 day of January, 2020.

Residential Associates, LLC, a Tennessee limited liability company

BY: _____
William F. Snyder
ITS: Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Residential Associates, LLC, a Tennessee limited liability company to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed.

Witness my hand and official seal this 10th day of January, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 9-7-2021

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