Karen Johnson Davidson County
Batch# 344528 DEEDWARR
01/16/2020 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20200116-0005919

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2012984

WARRANTY DEED

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2020.

NOTARY PUBLIC

My commission expires: 11/16/22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brickhouse Productions, LLC 3146 Stafford Drive Nashville TN 37214	Same address as new owner	129-06-0-028.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Five Thousand and 00/100 Dollars ($185,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JUSTIN RODDICK AND RACHEL RODDICK**, husband and wife, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **BRICKHOUSE PRODUCTIONS, LLC**, a Tennessee limited liability company, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 143, Resubdivision of Lots 143 & 144 of West Meade Park, Inc.-Section 4, of record as Instrument No. 20190520-0047583, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Justin Roddick and Rachel Roddick, husband and wife, by Quitclaim Deed from Gretchen Napier, dated 9/3/2019, recorded 9/4/2019, of record in Instrument No. 20190904-0088977, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property previously conveyed to Gretchen Napier by Warranty Deed from Justin Roddick and Rachel Roddick, husband and wife, dated 12/15/2017, recorded 1/30/2018, of record in Instrument No. 20180130-0009560, said Register's Office.

And Being a portion of the same property previously conveyed to Justin William Roddick and Rachel H. Roddick, husband and wife, by Warranty Deed from Matthew David Ramsey and Linda Burcher Ramsey, husband and wife, dated 8/5/2016, recorded 8/8/2016, of record in Instrument No. 20160808-0082358, said Register's Office.

The address of the herein described property is believed to be 6614 Ellwood Court, Nashville, TN 37205, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of January, 2020.

JUSTIN RODDICK

RACHEL RODDICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Justin Roddick and Rachel Roddick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of January, 2020.

Notary Public

David Webber
Printed Notary Name

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022