Karen Johnson Davidson County
Batch# 366428 DEEDWARR
03/04/2020 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,787.10
20200304-0023685

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $483,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28th~~ 3rd DAY OF ~~FEBRUARY~~ MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: OCT 20 2020
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

G-VRES-20-1027

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)
Adolfo Genaro Velasquez and Leslie Xiao Ting Velasquez	New Owner	
(NAME) **1027 Richland Creek Aly**	(NAME)	**103-02-2A-007.00-CO**
(ADDRESS) **Nashville, TN 37209**	(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, **RCP LAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADOLFO GENARO VELASQUEZ AND LESLIE XIAO TING VELASQUEZ, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 7, on the Plan of Homes at Orlando and Burgess, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at Orlando and Burgess, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180601-0052555, Scrivener's Affidavit of record in Instrument No. 20200221-0019261, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to RCP Land, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Richland Crek Apartments, LLC, a Tennessee Limited Liability Comapny, of record in Instrument No. 20180601-0052554, Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 01, 2018.

AND

Being a portion of the same property conveyed to RCP Land, LLC, a Tennessee Limited Liability Comapny by Quitclaim Deed from Warfield Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150929-0098726, Register's Office for Davidson County, Tennessee, dated September 25, 2015 abd recorded on September 29, 2015.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20180523-0049543, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180601-0052555, Scrivener's Affidavit of record in Instrument No. 20200221-0019261, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20180320-0026064 in the Register's Office for Davidson County, Tennessee.
- Reciprocal Easement Agreement of record in Instrument Number 20180912-0090655, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180601-0052556, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20090710-0064677, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1027 Richland Creek Aly, Nashville, Tennessee 37209**.

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 28th DAY OF FEBRUARY, 2020.

RCP Land, LLC

BY: _____
Aaron White
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON WHITE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RCP LAND, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of February, 2020.

_____
Notary Public
My Commission Expires: 11/3/20
(SEAL)

SUSAN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

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

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11/22/23
Notary's Seal (if on paper)

