THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2019-1591

Karen Johnson Davidson County
Batch# 368214 DEEDWARR
03/05/2020 03:21:32 PM 2 pgs
Fees: $13.00 Taxes: $407.00
20200305-0025131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS ($120,000.00) cash in hand paid, the receipt of which is hereby acknowledged, LARRY S. PELHAM, TRUSTEE OF LARRY S. PELHAM, TRUSTEE OF THE TESTAMENTARY TRUST CREATED BY THE LAST WILL AND TESTAMENT OF LOUISE VINCENT PELHAM FOR THE BENEFIT OF STACY LEE PELHAM, TONYA MICHELLE PELHAM AND STEPHANIE LEE PELHAM ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto RHYTHM HOMES & DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, its successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Being part of Lot No. 15 on the Plan of Brattonview Subdivision, at Bordeaux, Tennessee, not of record, described according to a survey made by George W. Watkins, Surveyor, June 14, 1951, as follows:

Beginning at a point on the northwesterly margin of Courtney Avenue 93.7 feet northeasterly from the southwest corner of said Lot No. 15; thence with the northwesterly margin of said Courtney Avenue northeastwardly 87.3 feet to the corner of lots Nos. 15 and 16; thence with the line between said two lots northwestwardly 109 feet: thence South 51 degrees 15 minutes West 68.7 feet; thence southeastwardly 29 feet, more or less, to the beginning.

Being the same property conveyed to Larry Steven Pelham, Executor of the Estate of Louise Vinson Pelham, by Last Will and Testament from Louise Vinson Pelham, dated July 18, 1988 of record in Davidson County Probate #93020, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Larry S. Pelham, Trustee for the minor children, Stacey Lee Pelham, Tonya Michelle Pelham and Stephanie Lee Pelham by Quitclaim Deed from Larry S. Pelham, Executor of the Estate of Louise Vinson Pelham, dated December 11, 1990 of record in Book 8255, Page 182, in the Register's Office of Dickson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Courtney Avenue.

2. Subject to rents and or leases.

3. Permanent Drainage Easement and Construction Easement in favor of State of Tennessee of record in Instrument Number 20180316-0024949.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2020 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons

whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 28th day of February, 2020.

LARRY S. PELHAM, TRUSTEE OF THE TESTAM ENTARY TRUST CREATED BY THE LAST WILL AND TESTAMENT OF LOUISE VINCENT PELH AM FOR THE BENEFIT OF STACY LEE PELHAM , TONYA MICHELLE PELHAM AND STEPHANIE LEE PELHAM

By: _____
LARRY S. PELHAM, Trustee

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 28th day of February, 2020, before me personally appeared LARRY S. PELHAM, Trustee of LARRY S. PELHAM, TRUSTEE OF THE TESTAMENTARY TRUST CREATED BY THE LAST WILL AND TESTAMENT OF LOUISE VINCENT PELHAM FOR THE BENEFIT OF STACY LEE PELHAM, TONYA MICHELLE PELHAM AND STEPHANIE LEE PELHAM, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 28th day of February, 2020.

_____
NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 5-17-2021

My commission expires: MAY 17, 2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ~~$120,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

$110,000.00

_____
AFFIANT

Sworn to and subscribed before me this 28th day of February, 2020.

_____
NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

My commission expires: 7/6/20

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Map & Parcel No: 069 12 036.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
RHYTHM HOMES & DEVELOPMENT, LLC
355 Hazel Avenue
Webster Groves, MO 63119