Karen Johnson Davidson County
Batch# 373895 DEEDWARR
03/18/2020 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20200318-0029807

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

G-VRES-20-1031

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)
Donn Rapp, III and Jesse Rapp	Capstar Bank	
(NAME)	(NAME)	
1031 Richland Creek Aly	2002 Richard Jones Road Ste A300	**103-02-2A-008.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37215	
(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 **DONN RAPP, III AND JESSE RAPP, 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. 8, 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, 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 Richland Creek Apartments, LLC, a Tennessee limited liability company by Quitclaim deed from Nashville Apartment Properties #2, LTD, a Tennessee limited partnership of record in Instrument No. 20150625-0060950 Register's Office for Davidson County, Tennessee, dated June 24, 2015 and recorded on June 25, 2015.
Being a portion of the same property conveyed to RCP Land, LLC, a Tennessee limited liability company by Quitclaim deed from Richland Creek Apartments, LLC, a Tennessee limited liability company of record in Instrument No. 20180601-0052554 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 01, 2018. Scivener's Affidavit of record in Instrument No. 20200221-0019261, Register's Office for Davidson County, Tennssee.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- 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.
- Charter of record in Instrument Number 20180601-0052556, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1031 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 ~~18th~~ 12th DAY OF MARCH, 2020.

RCP Land, LLC, a Tennessee limited liability company

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, A TENNESSEE LIMITED LIABILITY COMPANY 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 ~~18th~~ 12th of March, 2020.

_____
Notary Public
My Commission Expires: 7-3-23
(SEAL)

JONATHAN GISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

