WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
5920 Westgate Circle, Suite 150
Brentwood, TN 37027

O-RHD-20-502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

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)
Christopher Sean Gray and Elizabeth Ashley Weddle	NEW OWNER	
(NAME)	(NAME)	
502 Cumberland Avenue		**043-09-0-201.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **RHYTHM HOMES AND DEVELOPMENT 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 **CHRISTOPHER SEAN GRAY, AN UNMARRIED MAN ELIZABETH ASHLEY WEDDLE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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 the Easterly one-half of Tract 3, Block G, of Woodlawn Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of which is of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rhythm Homes and Development LLC by Warranty deed from Travis Gravette and Mary M. Gravette of record in Instrument No. 20191112-0116638 Register's Office for Davidson County, Tennessee, dated November 1, 2019 and recorded on November 12, 2019. (Value of consideration shown in aforementioned deed $48,000.00.) Being also known as 502 Cumberland Avenue Madison, Tennessee 37115.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee.
- Utility Easement and Maintenance Agreement of record in Instrument Number 20191112-0116637, 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: **502 Cumberland Avenue, Madison, Tennessee 37115**.

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.

Karen Johnson Davidson County
Batch# 375198 **DEEDWARR**
03/20/2020 09:13:36 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20200320-0030711

Witness my/our hand(s) this the ____ DAY OF MARCH, 2020.

Rhythm Homes and Development LLC, a Tennessee Limited Liability Company

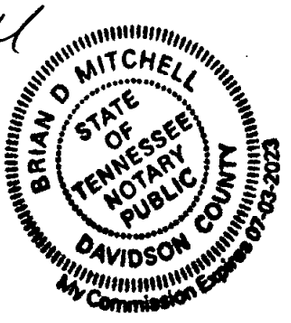
BY: _____
Ryan McLaury
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN MCLAURY, 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 MEMBER of RHYTHM HOMES AND DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of March, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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