Box 14

Karen Johnson Davidson County
Batch# 382456 **DEEDWARR**
04/07/2020 02:04:09 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

File 32919-8

20200407-0036705

WARRANTY DEED

MICHAEL KYLE HOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 6-22-2020

A-VH-20-502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 6-22-2020
(AFFIX SEAL)

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)
Nicole Taddei and Nicholas Desalvatore	Highlands Residential Mortgage	
(NAME)	(NAME)	
502 Veritas Street	12001 N. Central Expressway Suite 750	**133-05-0C-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75243	
(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, **RLP CONSTRUCTION, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICOLE TADDEI AND NICHOLAS DESALVATORE,** 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. B of Keystone Veritas Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County Tennessee and described in a Master Declaration of Covenants, Conditions and Restrictions for Keystone Veritas Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161116-0120669, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants and regulations imposed upon and relating to the units, co-owners and tenants of Keystone Veritas Townhomes, a Horizontal Property Regime with Private Elements contained in said Master Declaration, the Plat filed as Exhibit "A" to said Master Declaration appearing of record as Instrument No. 20161116-0120669, and By-Laws appended thereto as Exhibit "C" said Register's Of\u64257?ce, are incorporated hereby reference and made a part hereof the same as though copied herein for ' a more complete identification and description of said Unit.

Being the same property conveyed to RLP Construction, LLC by Warranty deed from SN Developments, LLC of record in Instrument No. 20180503-0042308 and corrected in scriveners affidavit of record in Instrument No 20200326-0032943 Register's Office for Davidson County, Tennessee, dated April 16, 2018 and recorded on May 03, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 2, Register's Office for 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 20161116-0120669, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **502 Veritas Street, Nashville, Tennessee 37011**.

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 3rd DAY OF APRIL, 2020.

RLP Construction, LLC

BY: _____
Reed L. Pond
Sole Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REED L. POND, 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 SOLE MEMBER of RLP CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~2nd~~ 3rd of April, 2020.

_____
Notary Public
My Commission Expires: 6-22-2020
(SEAL)

MICHAEL KYLE HOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 6-22-2020

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