THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200325932

STATE OF ~~TENNESSEE~~) Florida
COUNTY OF ~~DAVIDSON~~ Manatee

The actual consideration or value, whichever is greater, for this transfer is: ~~$90,000.00~~

Affiant

Subscribed and sworn to before me this 8th day of April, 2020.

ROBERT A. WARE JR
Notary Public State of Florida
Commission # GG 972167
My Commission Expires
March 23, 2024

Notary Public
My Commission Expires: March 23/2024

Karen Johnson Davidson County
Batch# 384847 **DEEDWARR**
04/13/2020 02:27:06 PM 2 pgs
Fees: $13.00 Taxes: $333.00

20200413-0038416

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Realty Up, LLC. 1410 16th Avenue Nashville TN 37208	New Owner	Tax Parcel ID No. 081-15-0-277.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chapman Development, LLC., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Realty Up, LLC., a Tennessee limited liability company**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 317, on the Plan of D.T. McGavock and Others Addition to the City of Nashville, called the addition to the town of McGavock, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 317 fronts 50 feet on the Easterly side of Odd Street or 16th Avenue North, and runs back 194 feet, more or less, on the Southerly line and 179 feet, more or less, on the Northerly line to an alley and measures 52 feet thereon.

Being the same property conveyed by Quitclaim Deed from Chapman Properties, LLC, a Tennessee limited liability company to Chapman Development, LLC, a Tennessee limited liability company, as recorded on the 10th day of August, 2016 in Instrument No. 20160810-0083204 and Warranty Deed from K. Ryan Meadows, a married man to Chapman Properties, LLC, as recorded on the 20th day of October, 2015 in Instrument No. 20151020-0106675, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D.T. MCGAVOCK AND OTHERS ADDITION TO THE CITY OF NASHVILLE, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, as recorded in Plat Book 21, Page(s) 41, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1410 16th Avenue Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of April, 2020.

Chapman ~~Development~~, LLC.

By: _____
Robert Ryan Chapman, Sole Member

STATE OF ~~TENNESSEE~~, Florida
COUNTY OF ~~DAVIDSON~~ Manatee

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert Ryan Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Chapman Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 8th day of April, 2020.

_____
Notary Public

ROBERT A. WARE JR
Notary Public-State of Florida
Commission # GG 972167
My Commission Expires
March 23, 2024