WARRANTY DEED

Karen Johnson Davidson County
Batch# 386281 **DEEDWARR**
04/15/2020 01:36:47 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20200415-0039479

R-VRES-19-113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Richland Building Partners, LLC		
(NAME)	(NAME)	
7127 Crossroads Blvd, Suite 102	**Same as New Owner**	**103-04-0F-001.00-CO** **103-04-0F-002.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-2827		
(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, **KEITH PERRYMAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHLAND BUILDING PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 113-A and 113-B in 46th Avenue Condominiums, a Horizontal Property Regime, located on 46th Avenue North, Davidson County, Tennessee, and described in a Master Deed and the plat attached thereto, of record in Instrument No. 20020102-0000174, Register' s Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 46th Avenue Condominiums, contained in Master Deed and By-Laws appended thereto, recorded in Instrument No. 20020102-0000174 and Plat attached thereto, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said unit also compromises Lot No. 1 Resubdivision of Colorado Avenue -- Sylvan Park, of record in Plat Book 5190, Page 395, Register' s Office for said County.

Being a portion of the same property conveyed to Keith Perryman by Quitclaim deed from Michele L. Perryman Beam (formerly Michele L. Perryman) of record in Instrument No. 20191107-0115285 Register's Office for Davidson County, Tennessee, dated October 28, 2019 and recorded on November 07, 2019. (113 B 46th Avenue N, M/P 103 04 0F 002.00, Unit 113-A)

Also being a portion of the same property conveyed to Keith Perryman by Quitclaim deed from Melissa D. Perryman Morgan (formerly Melissa D. Perryman) of record in Instrument No. 20191107-0115288 Register's Office for Davidson County, Tennessee, dated November 01, 2019 and recorded on November 07, 2019. (113 A 46th Avenue N, M/P 103 04 0F 001.00, Unit 113-B)

This conveyance is subject to:
- Taxes for the year 2020 and subsequent.
- Plan of record in Plat Book 5190, Page 395, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 46th Avenue Condominiums of record in Instrument Number 20020102-0000174, 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: **113 A and 113 B 46th Avenue N, 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 10th DAY OF APRIL, 2020.

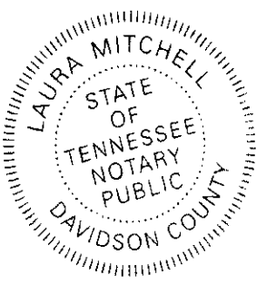
Keith Perryman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH PERRYMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of April, 2020.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



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