WARRANTY DEED

Karen Johnson Davidson County
Batch# 413680 **DEEDWARR**
06/12/2020 08:32:49 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20200612-0060188

A-AV-20-1330

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

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)
Raja Properties, LLC	**New Owner**	
(NAME)	(NAME)	**082-09-0-467-00**
1330 7th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-2608		
(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, **RICHARD W. HEMMEN AND VANESSA HEMMEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAJA PROPERTIES, 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 Southwesterly Part of Lot No. 35 on the Plan of North Nashville Real Estate Company's Plan of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot 35 fronts 27 feet on 7th Avenue North beginning at a point in the Southwest corner of Lot No. 35, the same being the Northwest corner of Lot No. 33 and running thence in a Northerly direction with 7th Avenue 27.00 feet to a point; thence in an Easterly direction with the new interior line of Lot No. 35 118.33 feet to a point; thence in a Southerly direction 27.00 feet to the Northerly boundary of Lot No. 33; thence with the Northerly boundary of Lot No. 33 and the Southerly boundary of Lot No. 35 117.66 feet to the point of beginning.

Being the same property conveyed to Richard W. Hemmen and Vanessa Hemmen by Final Decree confirming sale deed from The State of Tennessee in its own behalf and for the use and Benefit of the Metropolitan Government of Nashville and Davidson County of record in Book 8219, page 688, Register's Office for Davidson County, Tennessee, dated October 15, 1990 and recorded on October 18, 1990.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 548, Page 467 and Book 1117, Page 324, 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: **1330 7th Avenue North, Nashville, Tennessee 37208-2608**.

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 5th DAY OF JUNE, 2020.

Richard W. Hemmen

Vanessa Hemmen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD W. HEMMEN, 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 5th of June, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VANESSA HEMMEN, 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 5th of June, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

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