Karen Johnson Davidson County
Batch# 428152 DEEDWARRSP
06/29/2020 01:33:14 PM 2 pgs
Fees: $13.00 Taxes: $1,475.73
20200629-0070210

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Miranda Palmer	Movement Mortgage	MAP
530 Vernon Circle	8024 Calvin Hall Road	PARCEL 091-05-1C-045.00 CO
Nashville, TN 37209	Indian Land, SC 29707	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **RSD VERNON AND JAMES, LLC, a Tennessee Limited Liability Company,** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Miranda Palmer and Alexander Perotti, both unmarried** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 45, on the Horizontal Property Regime for 2 Aves, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180926-0095647 and amended in Instrument No. 20190426-0038655, Instrument No. 20190709-0066829 and Instrument No. 20200309-0026202, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.
>
> Being a portion of the same property conveyed to RSD VERNON AND JAMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MICHAEL D. BURNS AND WIFE, GLENDA S. BURNS, of record in Instrument No. 20180316-00250 4 3 and Instrument No. 20180316-0025044 , dated March 15 , 2018 , said Register's Office.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 530 Vernon Circle, Nashville, TN 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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns,

against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 23rd day of June, 2020.

RSD Vernon and James, LLC, a Tennessee limited liability company
BY: Red Seal Development Corp., an Illinois corporation and its sole manager

By: _____

Its: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Todd Fishbein with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the Manager of **RSD Vernon and James, LLC, a Tennessee limited liability company**, and **Red Seal Development Corp., an Illinois corporation and its sole manager**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of June, 2020.

_____
Notary Public

My Commission Expires: January 8, 2024

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 398,845.00.

_____
Affiant

Subscribed and sworn to before me this 23rd day of June, 2020.

_____
Notary Public

My Commission Expires: January 8, 2024

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE