WARRANTY DEED

Karen Johnson Davidson County
Batch# 435656 **DEEDWARR**
07/10/2020 03:29:51 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20200710-0075827

O-RH-20-4011

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 25th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(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)
The Elpizo Fund, LLC	new owner	
(NAME)	(NAME)	**069-04-0-034.00**
4011 Clarksville Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **RHYTHM HOMES AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE ELPIZO FUND, 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 Lot No. Lot 6, Block BB on the Revised Map of Fairview Subdivision of record in Plat Book 1130, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but excluded therefrom is that portion of property conveyed to the State of Tennessee of record in Instrument No. 20170905-0090947, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the present West right of way of State Route 112, said point being 27.19 feet left of proposed centerline station 159+97.51; thence with said present right of way South 12 degrees 08 minutes 22 seconds West 100.03 feet to a point being 27.54 feet left of proposed centerline station 158+97.48; thence with the North boundary of the Barbara E. Mann, Trustee of the Horace Mann Family Trust property (State Project 19046-2214-14, Tract 67) North 77 degrees 38 minutes 59 seconds West 25.96 feet to a point being 53.50 feet left of proposed centerline station 158+97.67; thence with the proposed right of way of State Route 112 North 11 degrees 56 minutes 27 seconds East 100.00 feet to a point being 53.50 feet left of proposed centerline station 159+97.67; thence with the South boundary of the Mary Rodgers property (State Project 19046-2214-14, Tract 70) South 77 degrees 43 minutes 11 seconds East 26.31 feet to the point of beginning, containing 2,614 square feet.

Being the same property conveyed to Rhythm Homes and Development, LLC by Warranty deed from Nancy Ryans of record in Instrument No. 20190606-0054341 Register's Office for Davidson County, Tennessee, dated June 05, 2019 and recorded on June 06, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 57, Register's Office for Davidson County, Tennessee.
- Deed to the State of Tennessee of record in Instrument Number 20170905-0090947, 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 **unimproved** property known as: **4011 Clarksville Pike, Nashville, Tennessee 37218**.

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 25th DAY OF JUNE, 2020.

Rhythm Homes and Development, LLC

BY: _____
Nathan Agnew
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Agnew, 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 Member of Rhythm Homes and Development, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of June, 2020.

_____
Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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