RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014002

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVES204108

WARRANTY DEED

Karen Johnson Davidson County
Batch# 438227 **DEEDWARR**
07/15/2020 11:40:39 AM 2 pgs
Fees: $13.00 Taxes: $1,886.63
20200715-0077444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2020.

NOTARY PUBLIC

My commission expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett Dyer and Kyle Dyer 410B Rudolph Ave Nashville, TN 37206	Same address as new owner	083-10-0-E-002.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Nine Thousand Nine Hundred and 00/100 Dollars ($509,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **PANTHEON DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **KYLE DYER, A SINGLE PERSON AND BRETT DYER, A SINGLE PERSON, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit B as shown on the Plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Homes at Rudolph, a Horizontal Property Regime with Private Elements, of record at Instrument #20130723-0076258, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being a portion of the same property conveyed to Pantheon Development, LLC, a Tennessee Limited Liability Company, from Pantheon Development, LLC by Quitclaim Deed dated June 19, 2013, and recorded June 21, 2013 in Instrument #20130621-0064086, Register's Office for Davidson County, Tennessee.
>
> The address of the herein described property is believed to be 410 B Rudolph Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Instrument #20130723-0076258; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 10th day of July, 2020.

PANTHEON DEVELOPMENT, LLC

BY: _____
RYAN MEADOWS, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 10th day of July, 2020, before me, appeared Ryan Meadows, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of PANTHEON DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, and that said instrument was signed on behalf of said THEON DEVELOPMENT, LLC, and said officer acknowledged said instrument to be the free act and deed of said THEON DEVELOPMENT, LLC.

WITNESS my hand and seal, this the 10th day of July, 2020.

_____
Notary Public

David Webber
Printed Notary Name

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON