RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1546

Karen Johnson Davidson County
Batch# 440050 DEEDWARR
07/17/2020 12:58:36 PM 2 pgs
Fees: $13.00 Taxes: $687.83
20200717-0078864

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/22/2021

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
JOHNATHON SHELL	**FRANKLIN SYNERGY BANK**	**163-02-OC-364.00 CO**
1382 Rural Hill Road, Unit 364	**722 Columbia Avenue**	
Antioch, TN 37013	**Franklin, TN 37064**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RED GROUP LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS **DO TRANSFER AND CONVEY UNTO JOHNATHON SHELL, SINGLE MAN**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 364 of Autumn Ridge Townhomes, as shown on the Master Deed of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295 and corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING PART of the same property conveyed to Red Group LLC, a Tennessee limited liability company, by Warranty Deed from Ashraf W. Mannan and Mecheal A. Faltas, dated April 10, 2018 and recorded April 11, 2018 in Instrument No. 20180411-0034152; and being part of the same property previously conveyed to Ashraf W. Mannan and Mecheal A. Faltas by Special Warranty Deed from AR Phase II, LLC, dated May 8, 2015 and recorded May 13, 2015 in Instrument No. 20150513-0043661, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to taxes for the current year; Master Deed and By-Laws of record in Instrument Number 20060404-0038533, and amended in Instrument 20060419-0045063, Instrument Number 20061115-0141803 and Instrument Number 20080108-0002295, as corrected in Instrument Number 20110609-0044167; Rules and Regulations of record in Instrument Number 20160316-0025177; Assignment of Declarant Rights and Developer Rights of record in Instrument Number 20120924-0086420; HOA Charter and By-Laws of record in Instrument Number 20190430-0039843; Storm Water Detention Agreement of record in Instrument Number 20050414-0041609 and Instrument Number 20070723-0087024; Easements of record in Book 9392, Page 520 and Book 9340, Page 316; and Sanitary Sewer and/or Storm Drainage Easements of record in Instrument Numbers 20040910-0109391, 20050509-0052192, 20050509-0052194, and 20050509-0052195, Register's Office for Davidson County, Tennessee.

This is improved property known as 1382 Rural Hill Road, Unit 364, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 its hand this 8th **day of July, 2020.**

RED GROUP LLC, a Tennessee limited liability company

By: Robin York
ROBIN YORK, CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared ROBIN YORK, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of RED GROUP LLC, a Tennessee limited liability company, the within named bargainor and corporation, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ROBIN YORK, as such Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, on this 8th **day of July, 2020.**

Marka L. Nettle
Notary Public

My Commission Expires: 12/22/2021

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY