WARRANTY DEED

Karen Johnson Davidson County
Batch# 452380 DEEDWARR
08/07/2020 10:26:52 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20200807-0088040

#14896

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00 *

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rise Development, LLC	NEW OWNER	08211006400
(NAME)	(NAME)	
3370 N Hayden Rd, Ste 123-524		
(ADDRESS)	(ADDRESS)	
Scottsdale, ~~TN~~ AZ 85257		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ADS of South Florida, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rise Development, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot NO. 18, on the Plan of Bryans Additional to Edgefield, now East Nashville, of record in Plat Book 21, Page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to ADS of South Florida, LLC, by deed of record in Instrument No. * 20120410-0030531, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 243 Foster Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 4th day of August, 2020.

ADS of South Florida, LLC

James Barret Authorized Agent

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared James Barret with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), ad who, upon oath, acknowledged himself to be Authorized Agent of ADS of South Florida, LLC and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of ADS of South Florida, LLC by himself as Authorized Agent.

WITNESS my hand and seal this 4th day of August, 2020.

Notary Public
My Commission Expires: _____

File No.: 14896