WARRANTY DEED

Karen Johnson Davidson County
Batch# 459300 **DEEDWARR**
08/18/2020 01:36:19 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20200818-0092801

O-BMR-20-1817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DEMON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Michael J. Moraco and Anthony J. Moraco	**NEW OWNERS**	
(NAME) **1817 Jones Avenue**	(NAME)	**071-08-0-425.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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 LIABILTY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL J. MORACO, UNMARRIED AND, ANTHONY J. MORACO, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 1B on the Plan of Final Plat of Resubdivision of Lot 1, Walnut Grove Annex of record in Plat at Instrument No. 20190925-0097607, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Bruce Bowers of record in Instrument No. 20200204-0012419 Register's Office for Davidson County, Tennessee, dated January 29, 2020 and recorded on February 04, 2020.

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 as Instrument Number 20190925-0097607, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 90 and Plat Book 8250, Page 68, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1710, Page 190, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any right, title or interest of Jack Safron and Esther R. Safron (lists Terralyn Millsap as owner), their heirs, successors and/or assigns, and any defect in, or failure or unmarketability of, the title to said land resulting from the sale for unpaid taxes evidenced by the instrument of record in Instrument No. 20110316-0020728 Register' s Office for Davidson County, Tennessee.
- Any deficiency of the property description contained in the deed of record in Instrument No. 20110316-0020728, Register' s Office for Davidson County, Tennessee, the failure of said description to adequately identify the land, or any claim thereof. The Company will not be liable for any loss, costs or damages, including attorneys' fees, resulting from any assertion that, due to an inadequate property description, either (1) said instrument is invalid or unenforceable, in whole or in part, or (2) the title is unmarketable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1817 Jones Avenue, Nashville, Tennessee 37207**.

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 14 DAY OF AUGUST, 2020.

Rhythm Homes and Development LLC, a Tennessee Limited Liabilty Company

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, a Tennessee Limited Liabilty Company, the within named bargainor, a limited liability company, and that he/she as such Nathan Agnew executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of August, 2020.

_____
Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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