WARRANTY DEED

Karen Johnson Davidson County
Batch# 460284 DEEDWARR
08/19/2020 02:07:12 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20200819-0093566

O-BMR-20-849-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2020.

Notary Public

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

STACEY DENSON 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)
Deborah A. Zapata	**Keller Mortgage, LLC dba Keller Mortgage**	
(NAME)	(NAME)	
849 Cherokee Avenue #13	**4725 Lakehurst Court Suite 400**	**072-09-1D-013.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Dublin, OH 43016**	
(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 **DEBORAH A. ZAPATA,** 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 Unit Nos.13, inclusive, Townhomes at 849, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 849, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190130-0008960 and being shown on Plat attached thereto as Exhibit "C", 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 the same property conveyed to Rhythm Homes and Development LLC, a Tennessee Limited Liability Company by Quitclaim deed from Rhythm Homes and Development LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180504-0042681 Register's Office for Davidson County, Tennessee, dated May 02, 2018 and recorded on May 04, 2018.

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 332, Page 34, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190130-0008960, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of record in Instrument Number 20170417-0037012 and Instrument No. 20190205-0010887, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Water Drainage Easement of record in Instrument Number 20181130-0117223, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument Number 20181130-0116974, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **849 Cherokee Avenue #13, 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 17 DAY OF AUGUST, 2020.

Rhythm Homes and Development LLC, a Tennessee Limited Liability 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 Liability 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 17 th day of August, 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