WARRANTY DEED

Karen Johnson Davidson County
Batch# 465377 **DEEDWARR**
08/27/2020 10:19:17 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20200827-0097209

O-RH-20-000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Briana Gage
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2020.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/2021
(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)
Rhythm Homes and Development, LLC	**New Owners**	Master parcel: 134 00 0 156.00
(NAME) **355 Hazel Avenue**	(NAME)	new parcel No. **13413026900 13413027000 13413027100 13413027200 13413027300 13413027400 13413027500 13413027600**
(ADDRESS) **Webster Groves, MO 63119**	(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, **1242 PROPERTY SOLUTIONS, 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 **RHYTHM HOMES AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Nos. 1, 2, 3, 4, 5, 6, 7 and 8 on the Final Plat Subdivsion of The 1242 Property Solutions, LLC Property filed for record in Instrument No. 20200812-0089875 , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1242 Property Solutions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Archie Frank Potts, married, of record in Instrument No. 20181107-0110441, Register's Office for Davidson County, Tennessee, dated November 02, 2018 and recorded on November 07, 2018, Deed of Correction Warranty Deed recorded in Instrument No. 20190117-0004954.

This conveyance is subject to:
• Taxes for the year 2020, a lien, but not yet due or payable.
• Subject to all matters shown on a survey made by Jason A. Garrett, T.N. R.L.S. No. 2861, dated October 16, 2018.
• Subject to all matters shown on the Plat Map recorded August 12. 2020 in Instrument Number 20200812-0089875, Page , Register's Office for Davidson County, Tennessee.
• Order of record in Book 4334, Page 190 and Book 4192, page 488, in the Register's Office for Davidson County, Tennessee.
• Right of Way for Wallace Road, Eisenhower Drive and Harding Place.
• Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, conditions, and restrictions as set forth in instrument recorded 20200615-0060576, Register's Office of Davidson County, Tennessee.
• No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.
• Any and all existing easements and restrictions as shown of record not stated herein

This is VL- **improved** property known as: **201, 203, 205, 207, 209, 211, 213A, 213B, 215A, 215B Eisenhower Drive, Nashville, Tennessee 37211**.

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 24 DAY OF AUGUST, 2020.

1242 Property Solutions, LLC

BY: _____
Benjamin Power DuBose
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin Power Dubose, 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 1242 Property Solutions, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of August, 2020.

_____
Notary Public

My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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