WARRANTY DEED

Karen Johnson Davidson County
Batch# 475230 DEEDWARR
09/14/2020 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $425.50
20200914-0104581

A-AR-20-504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

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)
L.A.N.D. Group, LLC	**New Owner**	
(NAME)	(NAME)	
9308 Cheviot Drive		**91-14-12.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **ALISON RODGERS AND ALLEN RODGERS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **L.A.N.D. GROUP, 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 PARTS OF LOT NOS. 126 AND 127 ON THE MAP OF WEST NASHVILLE HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 127, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF NEWTON AVENUE AT A POINT 50 FEET NORTH OF THE NORTHERLY MARGIN OF TWIN STREET, THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO THE STATE OF TENNESSEE FOR THE USE AND BENEFIT OF THE DEPARTMENT OF HIGHWAYS AND PUBLIC WORKS, BY DEED FROM C. E. FISHER AND WIFE, OF RECORD IN BOOK 3399, PAGE 343, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERLY LINE OF SAID STATE PROPERTY, NORTH 76 DEGREES 39' EAST 101.1 FEET TO THE DIVIDING LINE BETWEEN LOT NOS. 125 AND 126, AT A POINT 59.9 FEET NORTH OF THE NORTHERLY MARGIN OF TWIN STREET; THENCE WITH THE SAID DIVIDING LINE, NORTHWARD 60.1 FEET TO A POINT 50 FEET SOUTH OF THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WESTWARD AND PARALLEL WITH SAID ALLEY 100 FEET TO THE EASTERLY MARGIN OF NEWTON AVENUE; THENCE WITH SAID AVENUE, SOUTHWARDLY 70 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THERE FROM, IS THE CONVEYANCE TO THE STATE OF TENNESSEE FROM JIMMY D. BYFORD AND WIFE, JANETTE BYFORD, RECORDED APRIL 8, 2002 IN INSTRUMENT NO. 20020408-0042644, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN LINE EXISTING RIGHT OF WAY OF NEWTON STREET, SAID POINT BEING ON THE NORTHERN PROPOSED RIGHT OF WAY OF RELOCATED TWIN STREET, AND BEING 14.977 METERS (49.14 FEET) LEFT OF RELOCATED TWIN STREET SURVEY CENTERLINE STATION 1+974.143; THENCE SOUTH 49 DEGREES 40 MINUTES 19SECONDS EAST ALONG THE PROPOSED RIGHT OF WAY OF RELOCATED TWIN STREET, AND BEING 10.823 METERS (35.509) FEET) TO A POINT 6.079 METERS (19.944 FEET) LEFT OF RELOCATED TWIN STREET SURVEY CENTERLINE STATION 1+980.328; THENCE IN A NORTHEASTERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2,793.950 METERS (9,166.48 FEET) ALONG THE PROPOSED RIGHT OF WAY OF RELOCATED TWIN STREET, AN ARC LENGTH OF 21.637 METERS (70.988 FEET) TO A POINT ON THE EASTERN LINE OF THE PROPERTY OWNED, THE COMMON LINE WITH PROPERTY OWNED BY RUDOLPH V. NEELY, ET UX, OF RECORD IN BOOK 4572, PAGE 696, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING 6.050 METERS (19.85) FEET LEFT OF RELOCATED TWIN STREET SURVEY CENTERLINE STATION 2+002.013, THENCE SOUTH 05 DEGREES 15 MINUTES 20 SECONDS EAST ALONG THE COMMON LINE, AND BEING 3.471 METERS (11.388 FEET) TO A POINT ON THE SOUTHEASTERN CORNER OF THE PROPERTY, THE COMMON CORNER WITH PROPERTY OWNED BY RUDOLPH V. NEELY, SAID POINT BEING ON THE NORTHERN EXISTING RIGHT OF WAY OF TWIN STREET, AND BEING 2.600 METERS (8.53 FEET),

MORE OR LESS, LEFT OF RELOCATED TWIN STREET SURVEY CENTERLINE STATION 2+001.400, MORE OR LESS; THENCE SOUTH 74 DEGREES 23 MINUTES 58 SECONDS WEST ALONG THE EXISTING RIGHT OF WAY OF TWIN STREET, AND BEING29.366 METERS (96.345 FEET) TO A POINT LOCATED ON THE SOUTHWESTERN CORNER OF THE PROPERTY OWNED, SAID POINT ALSO LOCATED ON THE EASTERN RIGHT OF WAY LINE OF NEWTON STREET, AND BEING 2.400 METERS (7.874 FEET), MORE OR LESS, LEFT OF RELOCATED TWIN STREET SURVEY CENTERLINE STATION 1+972.000, MORE OR LESS; THENCE NORTH 05 DEGREES 15 MINUTES 20 SECONDS WEST ALONG THE EXISTING RIGHT OF WAY LINE OF NEWTON STREET, AND BEING 12.747 METERS (41.822 FEET) TO THE POINT OF BEGINNING, CONTAINING 137.800 SQUARE METERS (1,482 SQUARE FEET), MORE OR LESS.

Being the same property conveyed to Alison Rodgers and Allen Rodgers, wife and husband, by Warranty Deed from Neal Meledandri and Jennifer Meledandri, husband and wife, recorded October 8, 2018 in Instrument No. 20181008-0099637, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 127, Register's Office for Davidson County, Tennessee.
- Easement for Slope of record in Book 3399, Page 343, Register's Office for Davidson County, Tennessee.
- Easement for Slope and Temporary Construction of record in Instrument No. 20020408-0042644, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4014, Page 677, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **504 Newton Street, Nashville, Tennessee 37209**.

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 SEPTEMBER, 2020.

Alison Rodgers

Allen Rodgers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALISON RODGERS AND ALLEN RODGERS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

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

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1.3.2022.