WARRANTY DEED

Karen Johnson Davidson County
Batch# 487742 DEEDWARR
10/01/2020 02:15:19 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20201001-0113641

J-SB-SD-20-715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

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)
715 25th Partners, LLC, a Tennessee limited liability company	**New Owners**	
(NAME)	(NAME)	**092-06-0-616.00**
781 Brook Hollow		
(ADDRESS)	(ADDRESS)	
Nashville, 37205		
(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, **LOUIS J. RESHA, JR., TRUSTEE UNDER THE LOUIS J. RESHA, JR. REVOCABLE TRUST DATED MARCH 3, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **715 25TH PARTNERS, 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 No. 13 on the Plan of Buchi's Subdivision of Lot No. 20 of McNairy Subdivision of record in Plat Book 421, Page 66, 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 Louis Resha, Jr. by Warranty deed from The J. W. Frierson Church of Christ Development Foundation of record in Book 7754, page 838, Register's Office for Davidson County, Tennessee, dated January 18, 1989 and recorded on January 19, 1989.

Being the same property conveyed to Louis J. Resha, Jr., Trustee under the Louis J. Resha, Jr. Revocable Trust dated March 3, 2018 by Quitclaim deed from Louis J. Resha, Jr., married of record in Instrument No. 20180314-0023887 Register's Office for Davidson County, Tennessee, dated March 03, 2018 and recorded on March 14, 2018.

This conveyance is subject to:
- Davidson County Taxes for the year 2020, and any subsequent year, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 421, Page 66, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **715 25th Ave North, Nashville, Tennessee 37208**.

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 30th DAY OF SEPTEMBER, 2020.

Louis J. Resha, Jr., Trustee under the Louis J. Resha, Jr. Revocable Trust dated March 3, 2018

BY: _____
Louis J. Resha, Jr.
Grantor and Trustee

BY: Gwenn B Resha
Gwenn B. Resha
Grantor and Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUIS J. RESHA, JR. and GWENN B. RESHA, Grantors and Trustees of Louis J. Resha, Jr., Trustee under the Louis J. Resha, Jr. Revocable Trust dated March 3, 2018 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 30th day of September, 2020.

_____
Notary Public

My Commission Expires: 1-3-22

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

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