WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY~~/RETURN TO:~~
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2020.

Notary Public
COMMISSION EXPIRES: 3-7-2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 507490 **DEEDWARR**
11/02/2020 02:40:07 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20201102-0127978

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richland Investment Partners, LLC	NEW OWNER	081 06 0 299.00
(NAME)	(NAME)	
650 Wedgewood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mary Christine Dorley, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richland Investment Partners, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 150 feet of Lot No. 9 and part of Lot No. 10 on the Map of Nashville Trust Company's Subdivision of the Fannie Wild Property, as of record in Book 3, Page 11, Chancery Court at Nashville, more particularly described according to a survey dated September 6, 1958, made by Hal D. Swann, Surveyor, as follows:

Beginning at a point in the west margin of 23rd Avenue North, said point being the common front corner of Lots Nos. 8 and 9 on said plan; thence westerly along the line between said Lots 150 feet to a point on said line; thence south 50 feet to a point; thence easterly 8.65 feet to a point thence southerly 9.3 feet to a point; thence eastwardly 154.6 feet to a point in the west margin of 23rd Avenue North; thence northwardly along the west margin of said Avenue, 115.67 feet to the beginning.

Being the same property conveyed to Mary Christine Dorley, unmarried by Deed dated July 31, 1996 from Estate of Albert Perkins and Mary Perkins. wife of Albert Perkins, recorded August 7, 1996, in Book 10149, Page 137, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2109 23rd Avenue North (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37208 (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-AH-30-2109

File No.: 3294-20
Warranty Deed Individual LES rev. 09-2018

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs. successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 29th day of October, 2020.

Mary Christine Dorley

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Mary Christine Dorley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 29th day of October, 2020.

Shannon Philbin

Commission ~~Expires~~: 3-7-2023

