39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 515517 DEEDWARR
11/12/2020 03:02:43 PM 2 pgs
Fees: $13.00 Taxes: $1,642.80

20201112-0133645

A-BRE-20-2241B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/22
(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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)
Cara Valentine	~~New Owner~~ Movement Mortgage	
(NAME)	(NAME)	
2241 B Grandview Avenue	8024 Calvin Hall Rd	**118 04 0V 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Indian Land, SC 29707	
(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, **RLP CONSTRUCTION, 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 **CARA VALENTINE, AN UNMARRIED WOMAN,** 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 B, on the Plan of Residences at 2241 Grandview, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1106 Dew Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20191213-0128837, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a part of the property conveyed to RLP Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Anita L. Robertson and husband, Ernest F. Robertson, of record in Instrument No. 20191213-0128783, in the Register's Office of Davidson County, Tennessee, dated December 11, 2019 and recorded on December 13, 2019.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Grandview Heights, as recorded in Plat Book 161, Page(s) 14 and 15.

- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191213-0128837.

- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2241 B Grandview Avenue, 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 9th DAY OF NOVEMBER, 2020.

RLP Construction, LLC

BY: _____
Reed L. Pond
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REED L. POND, 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 SOLE MEMBER of RLP CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of November, 2020.

_____
Notary Public
My Commission Expires: 1-3-23
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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