STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$468,000.00** (Four Hundred Sixty Eight Thousand).

AFFIANT

Subscribed to and sworn before me this 16th day of November, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2021

(NOTARY SEAL)

Karen Johnson Davidson County
Batch# 518111 **DEEDWARR**
11/18/2020 09:26:08 AM 2 pgs
Fees: $13.00 Taxes: $1,731.60

20201118-0135619

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
RJD Rental Properties, LLC 1010 16th Avenue South, Unit 202 Nashville, TN 37212	**RJD Rental Properties, LLC** **6250 West Bend** **Beaumont, TX 77706**	105010B20200CO

WARRANTY DEED

FOR AND IN 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/WE, **JEFFERY A. PIPKORN AND SPOUSE, MARCY J. PIPKORN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RJD RENTAL PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS 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 all of Unit No. 202, as shown on the plan of Ten Ten on the Row, a Horizontal Property Regime, filed as Exhibit "B" to and established by the Master Deed and Bylaws of record in Instrument No. 200710230125441, as amended in Instrument Nos. 200902240015964, 200905070041965, 200909290090277, and 201209050080264, all in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner, and the By-Laws of the Association of Owners. Parking Space NO. 19 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 202.

Being the same property conveyed to Jeffery A. Pipkorn and spouse, Marcy J. Pipkorn by deed from John J. Carr and spouse, Michele P. Carr of record in Instrument No. 20180619-0058776 dated June 6, 2018 and recorded June 19, 2018, Register's Office for Davidson County, Tennessee.

Being also known as 1010 16th Avenue South, Unit 202, Nashville, Tennessee 37212.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1010 16TH AVENUE SOUTH, UNIT 202** **NASHVILLE, TN 37212**

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 n 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2020105861

WITNESS, this 16th day of November, 2020

Jeffery A. Pipkorn

Marcy J. Pipkorn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of November, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffery A. Pipkorn and spouse Marcy J. Pipkorn** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 16th day of November, 2020.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024