...ren Johnson Davidson County
Batch# 520079 DEEDWARRSP
11/23/2020 10:53:57 AM 2 pgs
Fees: $13.00 Taxes: $2,682.72
20201123-0137258

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Arnel H. Panelo	new owner	MAP 092-10-0M
515 27th Avenue North, Apt 4		PARCEL 012.00 CO
Nashville, TN 37209		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **RSD 27TH AVE, LLC, A TENNESSEE**,(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Arnel H. Panelo and Fetlework Balite-Panelo husband and wife** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 12, on the plan of AXIS27, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of AXIS27, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190301-0019076, as amended in Instrument No. 20190502-0040851, Instrument No. 20190729-0074468 and Instrument No. 20200706-0072542, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.
>
> Being a portion of the same property conveyed to RSD 27TH AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Special Warranty Deed from THEAM ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20180815-0080935, dated August 10, 2018, by Quitclaim Deed of record as Instrument No. 20180815-0080936, dated August 15, 2018 and by Quitclaim Deed and Instrument of Consolidation of record as Instrument No. 20190301-0019075, dated February 27, 2019, said Register's Office.

This is ()UNIMPROVED

(X)IMPROVED property known as 515 27th Avenue North, Apt 4, Nashville, TN 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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 20 day of November, 2020.

RSD 27th Avenue, LLC, a Tennessee limited liability company

BY: _____
Todd Fishbein
ITS: **Manager**

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Todd Fishbein** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the **Manager** of **RSD 27th Avenue, LLC.**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20 day of November 2020.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public

My Commission Expires: January 8, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 725,060.00.

Arnel H. Powell
Affiant

Subscribed and sworn to before me this 20 day of November, 2020.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public

My Commission Expires: January 8, 2024