# WARRANTY DEED

Karen Johnson Davidson County
Batch# 521747 **DEEDWARR**
11/25/2020 01:47:04 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20201125-0138497

R-VRES-20-4003A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/9/21
(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) |
|---|---|---|
| **James B. Fox and Leah A. Coury** | **South Central Bank** | |
| (NAME) | (NAME) | |
| **4003 A Nebraska Avenue** | **501 S L Rogers Wells Blvd** | **103-04-0S-001.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Glasgow, KY 42141** | |
| (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, **RHINOBIRD HOLDING, GP, A TENNESSEE GENERAL PARTNERSHIP ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES B. FOX, UNMARRIED, AND LEAH A. COURY, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**
, 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 A of 4003 Nebraska, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190726-0073964, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rhinobird Holding, GP, a Tennessee General Partnership by Quitclaim deed from Dowd Development and Design, LLC, a Tennessee limited liability company of record in Instrument No. 20191001-0100164 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on October 01, 2019. Being the same property conveyed to Dowd Development & Design, LLC by Warranty deed from Paula Diane Godsey, Trustee of The Paula Godsey Trust of record in Instrument No. 20190603-0052659 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 03, 2019; and Scrivener's Affidavit recorded on July 26, 2019 in Instrument No. 20190726-0073963, said Register's office.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190726-0073964, 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: **4003 A Nebraska Avenue, Nashville, Tennessee 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(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 20th DAY OF NOVEMBER, 2020.

Rhinobird Holding, GP

BY: _____
Keith Dowd
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH DOWD, signing for RHINOBIRD HOLDING, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of RHINOBIRD HOLDING, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of November, 2020.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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