Karen Johnson Davidson County
Batch# 523516 DEEDWARR
12/02/2020 03:10:03 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20201202-0140140

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-9684-SM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 30 day of November, 2020.

Notary Public
My Commission Expires: _____

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryne Craig Hambright 400 Hadley Ave Nashville, TN 37138	New Owner	044-11-0-082.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Leiper's Porch LLC, a Tennessee Limited Liability Company and Robert A. Carrola**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ryne Craig Hambright, an unmarried man,** hereinafter called the Grantee, his 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 Lot No. 178 on the Plan of Section "A', Village of Old Hickory of record in Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leiper's Porch LLC and Robert A. Carrola, by Warranty Deed from Phillip L. Smith, a single man, of record in Instrument No. 20200210-0014677, Register's Office for Davidson County, Tennessee, dated February 6, 2020 and recorded on February 10, 2020.

This is ☒ improved or ☐ unimproved property located at: **400 Hadley Avenue, Nashville, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantors who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # T-VAES-20-400

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of November, 2020.

GRANTOR:

Leiper's ~~Porch LLC, a~~ Tennessee Limited Liability Company

By: _____
Jamie Parsons, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jamie Parsons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she/they is a Member of Leiper's Porch LLC, a Tennessee limited liability company, and that he/she/they is authorized by Leiper's Porch LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 30 day of November, 2020.

_____
Notary Public
My Commission expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

_____
Robert A. Carrola

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert A. Carrola, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30 day of November, 2020.

_____
Notary Public
My Commission expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021