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 |
|---|---|---|
| Melissa Karlin | FIRSTBANK | MAP |
| 740 James Avenue | 722 Columbia Avenue | PARCEL 091-05-1C-053.00 CO |
| Nashville, TN 37209 | Franklin, TN 37064 | |

**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 Vernon & James, a Tennessee limited liability co**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Melissa Karlin** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Karen Johnson Davidson County
Batch# 538597 **DEEDWARRSP**
12/21/2020 09:04:37 AM 2 pgs
Fees: $13.00 Taxes: $1,264.55



20201221-0150754

Land in Davidson County, Tennessee, being Unit No. 53 on the plan of 2 Aves, as shown on Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of 2 Aves, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180926-0095647, and amended as Instrument No. 20190426-0038655, Instrument No. 20190709-0066829, Instrument No. 20200309-0026202, corrected as Instrument No. 20200604-0057612, and Instrument No. 20200608-0058500, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to RSD VERNON AND JAMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MICHAEL D. BURNS AND WIFE, GLENDA S. BURNS, of record as Instrument No. 20180316-0025043, and as Instrument No. 20180316-0025044, dated June 15, 2018, said Register's Office.

Being also known as 740 James Avenue, Nashville, TN 37209.

This is (X) IMPROVED property known as 740 James Avenue, 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.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 17th day of December, 2020.

RSD Vernon and James, LLC,

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 Vernon and James, 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 17th day of December, 2020.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

_____
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 $341,770.00.

_____
Affiant

Subscribed and sworn to before me this 17th day of December, 2020.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

_____
Notary Public

My Commission Expires: January 8, 2024