39B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2020.

Glenda Miller
Notary Public

MY COMMISSION EXPIRES: 09/02/2024
(AFFIX SEAL)

GLENDA MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-TAG-20-1407

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)
Renrick Southall Group, LLC	NEW OWNER	
4384 STATE PARK ROAD (NAME) ~~1407 Dr. DB Todd JR. Blvd~~	(NAME)	081-15-0-169.00
GREENVILLE, SC (ADDRESS) ~~Nashville, TN 37208~~ 29609	(ADDRESS)	
(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, **CHAPMAN DEVELOPMENT, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RENRICK SOUTHALL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , 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 part of Lots 25, 26 and 27 in J. M. ,T. J. and G. W. Hardings Plan of Lots in North Nashville, of record in Book 21, page 80, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at the Northwest corner of 18th Avenue North, formerly Salem Street, and an alley, being the Southeast corner of said Lot 27; thence with the Westerly margin of said avenue Northerly 50 feet; thence with the Northerly margin of said alley 159 feet, more or less, to the Easterly margin of a 10 foot alley; thence with the Easterly margin of said alley Southerly 49 feet, more or less, to the Northerly margin of the first mentioned alley; thence with said margin 169 feet to the beginning.

Being the same property conveyed to Chapman Development, LLC by Warranty deed from GRE, LLC of record in Instrument No. 20190404-0030640 Register's Office for Davidson County, Tennessee, dated January 8, 2019 and recorded on April 4, 2019 and Scrivener's Affidavit of record at Instrument No. 20190521-0048070.

Being the same property conveyed to GRE, LLC by Warranty deed from MP Home Solutions Pro, Inc. and Home Front , LLC of record in Instrument No. 20171206-0124286 Register's Office for Davidson County, Tennessee, dated November 10, 2017 and recorded on December 6, 2017 and Scrivener's Affidavit of record at Instrument No. 20180109-0002980.

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 21, Page 80, Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Instrument Number 20040226-0021787, in the 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: **1407 Dr. DB Todd JR. Blvd, Nashville, Tennessee 37208**.

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.

Karen Johnson Davidson County
Batch# 542817 **DEEDWARR**
12/28/2020 12:59:56 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

Warranty Deed

20201228-0153603

Witness my/our hand(s) this the 21st DAY OF DECEMBER, 2020.

Chapman Development, LLC

BY: _____
Robert Ryan Chapman
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ROBERT RYAN CHAPMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of CHAPMAN DEVELOPMENT, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as SOLE MEMBER.

Witness my hand and official seal, this the 21st of December, 2020.

Glenda Miller
Notary Public
My Commission Expires: 09/02/2024
(SEAL)

GLENDA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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