THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132960** Karen Johnson Davidson County Batch# 575902 DEEDWARR 02/23/2021 02:16:30 PM 2 pgs Fees: $13.00 Taxes: $2,405.00 20210223-0022275	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 8th day of February, 2021. Notary Public My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: RBP, LLC 6108 Montcrest Drive Nashville TN 37215	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 144 15 0 029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shirley Ann Wise, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RBP, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Hillsboro Park, Section II, of record in Book 2331, Page 61 and 62, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Shirley Ann Wise, married, by Warranty Deed from Jacob Chad Wise, unmarried, of record in Instrument No. 20010709-0072587, in the Register's Office of Davidson County, Tennessee, dated July 05, 2001 and recorded on July 09, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the PLAN OF HILLSBORO PARK SECTION II, as recorded in Plat Book 2331, Page(s) 61 and 62.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237; Book 2446, Page 405; Correction recorded in Book 2447, Page 303; as amended in Book 2603, Page 440 and Addendum recorded in Book 4207, Page 397.

Easement for Water Main, recorded in Book 872, Page 505.

This is improved property located at 6108 Montcrest Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of February, 2021.

Shirley Ann Wise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shirley Ann Wise, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of February, 2021.

Notary Public
My Commission Expires: _____

