WARRANTY DEED

Karen Johnson Davidson County
Batch# 583884 **DEEDWARR**
03/04/2021 09:49:12 AM 2 pgs
Fees: $13.00 Taxes: $1,121.10

20210304-0028105

O-SB-BMR-20-01007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF MARCH, 2021.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/21
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Michael Lee Kattman	**Atlantic Union Bank**	
(NAME) **1007 Neely's Bend Rd**	(NAME) **1800 Robert Fulton Drive, Suite 350**	**052-07-0-142.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Reston, VA 20191**	
(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, **RHYTHM HOMES AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL LEE KATTMAN, A SINGLE MAN,** 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 Lot No. 3 on the Plan of Final Plat of Lots 1, 2 & 3 @ 1003 Neelys Bend Road of record in Plat at Instrument No. 20190920-0095783, 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 a portion of the same property conveyed to Rhythm Homes and Development, LLC, A Tennessee Limited Liability Company by Warranty deed from Colin Ellis, a married man of record in Instrument No. 20200819-0093568 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on August 19, 2020.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20190920-0095783, Register's Office for Davidson County, Tennessee
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1007 Neely's Bend Rd, Madison, Tennessee 37115**.

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 1 DAY OF MARCH, 2021.

Rhythm Homes and Development, LLC, A Tennessee Limited Liability Company

BY: _____
Nathan Agnew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Agnew, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Rhythm Homes and Development, LLC, A Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of March, 2021.

_____
Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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