RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

MJ-SB-RIP-21-2245

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BOX 10-A

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lee Russell Myers, IV and Regan Elizabeth Myers	**New Owner**	
(NAME)	(NAME)	**118 04 0W 002.00**
2245 Grandview Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **RLP CONSTRUCTION, 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 **LEE RUSSELL MYERS, IV AND REGAN ELIZABETH MYERS, HUSBAND AND WIFE** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Residences at 2243 Grandview, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Residences at 2243 Grandview, a Horizontal Property Regime, of record in Instrument Number 20191213-0128832, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to RLP Construction, LLC, A Tennessee Limited Liability Company by Warranty Deed From Ernest F. Robertson and Wife, Anita L. Ward, Dated December 11, 2019 and Recorded December 13, 2019 in Instrument No. 20191213-0128786, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Grandview Heights, as recorded in Plat Book 161, Page(s) 14-15.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191213-0128832.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2245 Grandview Ave, Nashville, Tennessee 37211**.

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# 585107 **DEEDWARR**
03/05/2021 09:05:20 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20210305-0028910

Warranty Deed

Witness my/our hand(s) this the 2nd DAY OF MARCH, 2021.

RLP Construction, LLC

BY: _____
Reed L. Pond
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared REED L. POND, 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 RLP CONSTRUCTION, LLC, the within named bargainor, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as SOLE MEMBER.

Witness my hand and official seal, this the 2nd of March, 2021.

_____
Notary Public
My Commission Expires: 1-3-23
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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