Karen Johnson Davidson County
Batch# 587278 DEEDWARRSP
03/08/2021 03:26:54 PM 2 pgs
Fees: $13.00 Taxes: $2,809.06
20210308-0030226

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
Juan N. Reyes	Waterman State Bank	MAP
517 27th Avenue North, Unit 1	248 W Lincoln Hwy	PARCEL 092-10-0M-008.00 CO
Nashville, TN 37209	Waterman, IL 60556	

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 27th Avenue, LLC a Tennessee limited liability company**,(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Juan N. Reyes** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 8 on the plan of Axis27, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Axis27, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190301-0019076, and amended and/or supplemented as Instrument Nos. 20190502-0040851, 20190729-0074468, and 20200706-0072542, 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 27TH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Special Warranty Deed from THEAM ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20180815-0080935, and by Quitclaim Deed of record as Instrument No. 20180815-0080936, dated August 10, 2018, said Register's Office.

This is ()UNIMPROVED

(X)IMPROVED property known as 517 27th Avenue North, Unit 1, 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 4 day of March, 2021.

RSD 27th Avenue, LLC, a Tennessee limited liability company

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 27th Avenue, 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 4th day of March, 2021.

Tracey Perry
Notary Public
My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 759,206.00

Affiant

Subscribed and sworn to before me this 4 day of March, 2021.

Tracey Perry
Notary Public
My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON