# WARRANTY DEED

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

T-TW-21-1816A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: ___ (AF

Karen Johnson Davidson County
Batch# 591853 **DEEDWARR**
03/15/2021 09:37:11 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20210315-0033776

**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) |
|---|---|---|
| **Kevin Ray Rier** | Kevin Ray Rier | |
| (NAME) | (NAME) | |
| **1816 A 5th Avenue N** | 5 Woodshire Lane NE | **081-08-2I-002.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37208** | Mason City, IA 50401 | |
| (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, **LAKEHOUSE PROPERTIES - GERMANTOWN 1816, 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 **KEVIN RAY RIER, A MARRIED 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 Unit 2, Fifth Avenue Townhomes, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument NO. 20140123-0006452, amended at Instrument No. 20140124-0006985, in the Registers office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lakehouse Properties-Germantown 1816, LLC, a Pennsylvania Limited Liability Company by Quitclaim deed from Timothy J. Wilson, Jr of record in Instrument No. 20190321-0025544 Register's Office for Davidson County, Tennessee, dated March 11, 2019 and recorded on March 21, 2019.

Further being the same property conveyed to Timothy J. Wilson, Jr., married by Quitclaim deed from Timothy J. Wilson, Jr., Member of Lakehouse Properties-Germantown 1816, LLC, a Pennsylvania Limited Liability Company of record in Instrument No. 20150206-0011495 Register's Office for Davidson County, Tennessee, dated February 06, 2015 and recorded on February 06, 2015.

Further being the same property conveyed to Lakehouse Properties-Germantown 1816, LLC by Quitclaim deed from Timothy J. Wilson, Jr., married of record in Instrument No. 20141119-0106803 Register's Office for Davidson County, Tennessee, dated November 19, 2014 and recorded on November 19, 2014.

Further being the same property conveyed to Timothy J. Wilson, Jr., married by Warranty deed from Red Group, LLC, a Tennessee limited liability company of record in Instrument No. 20140721-0064603 Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 21, 2014.

This conveyance is subject to:
- Taxes for the year 2021 and thereafter, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 64, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140123-0006452 and Amended in Instrument No. 20140124-0006985, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument Number 20140519-0042552, in the Register's Office for Davidson County, Tennessee.

- Rights and easements of adjoin ng landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1816 A 5th Avenue N, 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 cla ms 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 12th DAY OF MARCH, 2021.

Lakehouse Properties - Germantown 1816, LLC, a Tennessee limited liability company

BY: Brian Mitchell

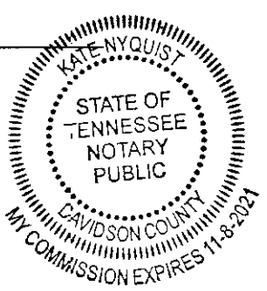
Brian Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, 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 AUTHORIZED AGENT of LAKEHOUSE PROPERTIES - GERMANTOWN 1816, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)




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