THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132980** Karen Johnson Davidson County Batch# 592571 DEEDWARR 03/16/2021 11:17:55 AM 2 pgs Fees: $13.00 Taxes: $2,349.50 20210316-0034617	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $635,000.00. Affiant Subscribed and sworn to before me, this 11th day of March, 2021. Notary Public My Commission Expires:

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Gerald Webber, Tice Feldman and Brandy Beverung 959 Caldwell Lane Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-16-0-039.00

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, **RER Partnership, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gerald Webber, married and Tice Feldman, married and Brandy Beverung, unmarried as tenants in common with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee. Land in Davidson County, Tennessee being Lots 16 and 17 of Block "M" on the plan of Maplehurst of record in Book 843, Pages 22 and 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from SCOTT W. GILMER AND AMBER BARFIELD GILMER, HUSBAND AND WIFE, of record in Instrument No. 20141222-0117029, dated December 19, 2014, said Register's Office.

Being further conveyed to RER RICHARDSON PARTNERS, A TENNESSEE GENERAL PARTNERSHIP by Quitclaim Deed from RER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, recorded on the 10th day of May 2016 of record in Instrument No. 20160510-0046414, said Register's Office.

RER RICHARDSON PARTNERS, A TENNESSEE GENERAL PARTNERSHIP conveyed it's interest back to RER PARTNERSHIP , A TENNESSEE GENERAL PARTNERSHIP, by quitclaim deed of record in Instrument No. 20190807-0078433, dated August 6, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 117-16-0-039.00.

Matters shown on the Plan of record in Plat Book 843, pages 22 and 23, said Register's Office. Sanitary Sewer Easement of record in Book 3505, page 484, said Register's Office.

This is improved property located at 1314 Grandview 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 11th day of March, 2021.

RER Partnership, a Tennessee General Partnership

Kate Rosenthal agent

By: Kate Rosenthal, Authorized Agent

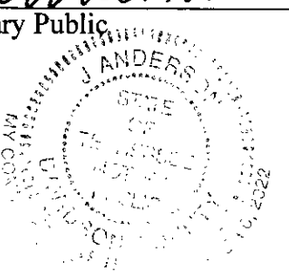
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Kate Rosenthal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent for RER Partnership, a Tennessee general partnership the within named bargainor, and that she as such Authorized Agent being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by herself as Authorized Agent.

Witness my hand, at office, this 11th day of March, 2021.

Janderson

Notary Public



My Commission Expires: _____