WARRANTY DEED

Karen Johnson Davidson County
Batch# 598775 **DEEDWARR**
03/23/2021 02:48:15 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20210323-0038399

O-SB-RH-21-425-427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2021.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE 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)
Rhythm Homes and Development, LLC	NEW OWNERS	
(NAME)	(NAME)	**071-01-008.01 AND 071-0-10-008.02**
355 Hazel Avenue		
(ADDRESS)	(ADDRESS)	
Webster Groves, MO 63119		
(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, **GREG FARRICIELLI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHYTHM HOMES AND DEVELOPMENT, LLC,** 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:

Tract I:Land in the 12th Civil District of Davidson County, Tennessee, described partly according to a survey made by Morris N. Nickerson, Surveyor, May 26, 1951, revised June 16, 1951, as follows:Beginning at a point on the Westerly margin of Toney Road at the Northeast corner of the property conveyed to Thomas A. Wisener, Jr., by deed from M. H. Webb and wife, of record in Book 3529, page 242, Register's Office for Davidson County; thence with said Wisener's Northern boundary line North 68 degrees West 150 feet; thence North 22 degrees East 50 feet; thence South 68 degrees East 150 feet to the Westerly margin of Toney Road; thence with the same South 22 degrees West 50 feet to the beginning.

Being the same property conveyed to Greg Farricielli by Warranty deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20191217-0130162 Register's Office for Davidson County, Tennessee, dated December 16, 2019 and recorded on December 17, 2019. Being also known as 425 Toney Rd Nashville, Tennessee 37207.

Tract II:Land in Davidson County, Tennessee, described partly according to a survey made by Norris H. Hickerson, Surveyor, dated May 26, 1951, revised June 16, 1951, as follows:Beginning at a point on the westerly margin of Toney Road at the northeast corner of the property conveyed to James Harris, by deed from M.H. Webb and wife, of record in Book 3533, page 410, Register's Office for Davidson County, Tennessee; thence with said Harris' northern boundary line, North 68 degrees West, 150 feet; thence North 22 degrees East, 50 feet; thence South 68 degrees East, 150 feet to the westerly margin of Toney Road; thence with the same, South 22 degrees West, 50 feet to the beginning.

Being the same property conveyed to Greg Farricielli by Warranty deed from Ray McClain, unmarried of record in Instrument No. 20200824-0095652 Register's Office for Davidson County, Tennessee, dated August 20, 2020 and recorded on August 24, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- 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.
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.
- Rights or claims of parties in possession not shown by the public records.

- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Taxes or special assessments which are not shown as existing liens by the public records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- Easements or claims of easements not shown by the Public Records.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **425 and 427 Toney Rd, Nashville, Tennessee 37207**.

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 19th DAY OF MARCH, 2021.

Greg Farricielli by Brian Mitchell
Attorney in fact

Greg Farricielli, by his attorney in fact, Brian Mitchell

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 who executed the foregoing instrument in behalf of GREG FARRICIELLI, and who acknowledged he/she/they executed the same as the free act and deed of the said GREG FARRICIELLI.

Witness my hand and official seal, this the 19th of March, 2021.

SDP
Stacey Denson Palmer

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

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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