WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2021.

Notary Public

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

MY COMMISSION EXPIRES:

DM-SB-AP-21-949-47

Karen Johnson Davidson County
Batch# 617122 **DEEDWARR**
04/16/2021 02:04:28 PM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20210416-0051328

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)
Hannah Jo Riley	**CFSB**	
(NAME)	(NAME)	
933 Ashland Place Drive	**PO Box 467**	**069-06-0B-047.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Benton, KY 42025**	
(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, **RWA/ASHLAND PLACE, 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 **HANNAH JO RILEY, A SINGLE WOMAN,** 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 47, on the Plan of Ashland Place Townhomes, A Townhouse Planned Unit Development, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Ashland Place Townhomes, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160826-0089473, amended in Instrument No. 20161021-0111700, amended in Instrument No. 20180530-0051597, amended in Instrument No. 20190507-0042739 and amended in Instrument No. 20190619-0059213, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Omega Properties, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Henry S. Hood, as to a 50% undivided interest, and Sarah J. Hood, as to a 50% undivided interest, of record in Instrument No. 20151104-0112572 Register's Office for Davidson County, Tennessee, dated November 04, 2015 and recorded on November 04, 2015.

Being a portion of the same property conveyed to RWA/Ashland Place, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Omega Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160826-0089471 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on August 26, 2016.

Being also known as 933 Ashland Place Drive Lot 47, Nashville, TN 37218.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160826-0089473, amended in Instrument No. 20161021-0111700, amended in Instrument No. 20180530-0051597, amended in Instrument No. 20190507-0042739 and amended in Instrument No. 20190619-0059213, Register's Office for Davidson County, Tennessee.
- Easement to Comcast Cable Communications Management, LLC of record in Instrument Number 20190628-0062921, in the Register's Office for Davidson County, Tennessee.
- Restriction for Strom Water Facilities and Systems of record in Instrument Number 20160609-0058481, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20160829-0090165, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20070302-0025691, in the Register's Office for Davidson County, Tennessee.
- Easement and Right of Way of record in Book 6570, Page 248, reformed by Order and Judgment in Book

8045, Page 982, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 6785, Page 153 and Book 6910, Page 562, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- NOTE: ALTA 8.1 and ALTA 9 Endorsements will be issued with final title policy.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **933 Ashland Place Drive, Nashville, Tennessee 37218**.

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 14th DAY OF APRIL, 2021.

RWA/Ashland Place, LLC

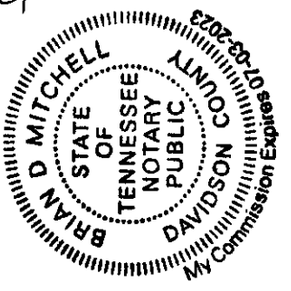
BY: _____, authorized agt
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 RWA/ASHLAND PLACE, LLC 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 14th of April, 2021.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)



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