Box 14
G34497-4

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 626161 **DEEDWARR** 04/30/2021 10:01:45 AM 2 pgs Fees: $13.00 Taxes: $1,265.40 20210430-0058087 JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	The actual consideration or value, whichever is greater, for this transfer is **$342,000.00.** Affiant Subscribed and sworn to before me, this the 28th day of April, 2021. Notary Public My commission expires: 12/14/24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
RK Junior Contracting Services, LLC	**"NEW OWNER"**	**105-05-0-398.00**
555 Marriott Drive, Ste 315		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Family Trust Services, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RK Junior Contracting Services, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being the easterly 10 feet of Lot No. 13 and the westerly 30 feet of Lot No. 14 on the Map of Jones & Dudley's Addition of record in Plat Book 57 Page 147, Register's Office for Davidson County, Tennessee.

Said part of the lots front 40 feet on the southerly side of Argyle Avenue and extends back between parallel lines 150 feet to an alley.

Being all of the same property conveyed to Family Trust Services, LLC, a Tennessee limited liability company by Warranty Deed dated December 22, 2014, from Claude E. Hammonds, Sr., single, of record in Instrument No. 20150513-0043939, and as corrected by Affidavit to Correct Scrivener's Error of record in Instrument No. 20160212-0013892, and by Quitclaim Deed dated May 30, 2017, from REO Holdings, LLC, and Eva Lemeh, as the Chapter 11 Trustee of REO Holdings, LLC, of record in Instrument No. 20170619-0061446, and being further conveyed by Agreed Decree of Redemption in the United States Bankruptcy Court for the Middle District of Tennessee dated June 29, 2017 of record in Instrument No. 20170721-0073949, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as shown in Plat Book 57, Page 147, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 1017 Argyle Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 its hand by its duly authorized officer this **28th** day of **April, 2021**.

Family Trust Services, LLC, a Tennessee limited liability Company

By: _____ SOLE MEMBER
Scott Stephens, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Scott Stephens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member** of **Family Trust Services, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **Member.**

Witness my hand and official seal at Nashville, Tennessee, this **28th day** of **April, 2021.**

_____
Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24