Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 681897 **DEEDWARR**
07/22/2021 03:11:36 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20210722-0098805

39-B
File #21-1397

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew R. Herb and Erin P. Herb, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **RBP, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 12B in Forest Acres Subdivision, Section IV, as recorded in Plat Book 6900, page 679, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Commencing at an iron pin in the South right-of-way of Otter Creek Road running thence with Otter Creek Road, South 86 degrees 47 minutes 00 seconds East, 23.23 feet to an iron pin; thence continuing with the South right-of-way of Otter Creek Road following a curve to the left having a radius of 825.00 feet, a length of 206.18 feet and a chord distance of 205.64 feet to an iron pin in the Northeast corner of the property herein described; thence leaving the South right-of-way of Otter Creek Road, South 11 degrees 49 minutes 00 seconds East, 217.00 feet to a point in the North line of Lot 12A (Plat Book 6900, page 679); thence with the North line of Lot 12 A, South 77 degrees 34 minutes 10 seconds West, 226.36 feet to the Northwest corner of Lot 12A; thence North 11 degrees 46 minutes 00 second West, 253.62 feet to the point of beginning, containing 1.18 acres, more or less, based on a survey conducted by Joe Charles Wilson, dated May, 1988.

Being the same property conveyed to Matthew R. Herb and wife, Erin P. Herb by Warranty deed from Thomas A. Dooley and Tamechia B. Dooley of record in Instrument No. 20180212-0013821 Register's Office for Davidson County, Tennessee, dated February 09, 2018 and recorded on February 12, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is unimproved property, known as: 905 Otter Creek Road, Nashville, TN 37220.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
RBP, LLC **1335 Otter Creek Road** **Nashville, TN 37215**	**New Owner**	**146-13-0-009.00**

WITNESS THE EXECUTION HEREOF this 30th day of June, 2021.

Matthew R. Herb

Erin P. Herb

State of Tennessee)
County of Davidson)

On this 30th day of June, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew R. Herb and Erin P. Herb, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 205,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of June, 2021.

Notary Public

My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022