THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $2,825,000.00. Affiant Subscribed and sworn to before me this 15th day of September, 2021. Notary Public My Commission Expires: 07/09/24
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 36583-08-2021**	

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph B Kleine 3629 Richland Avenue Nashville, TN 37205	NEW OWNER	Map and Parcel No.: 10409029600

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, **Michael D. Sontag, as Trustee of the Richland Avenue Trust u/a dated August 15, 2019, with full power to sell, mortgage, lease or convey without the joiner of beneficiary** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph B Kleine, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 3629 Richland Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 721873 **DEEDWARR**
09/22/2021 12:46:06 PM 3 pgs
Fees: $18.00 Taxes: $10,452.50

20210922-0127474

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ MRBS-21-3629

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of September, 2021.

Michael D. Sontag, as Trustee of The Richland Avenue Trust U/A dated August 15, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael D. Sontag, as Trustee of The Richland Avenue Trust U/A dated August 15, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2021.

Notary Public

My Commission Expires: November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Resubdivision of Lot 6 Richland Hall, Lots 6,7,8,9,10,11, and 12, as of record in Instrument No. 20170718-0072022, revising Instrument No. 20160824-0088374, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael D. Sontag, as Trustee of the Richland Avenue Trust u/a dated August 15, 2019, with full power to sell, mortgage, lease or convey without the joinder of any beneficiary, by Special Warranty Deed dated August 19, 2019 from Mike Ford Custom Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20190819-0083118, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions, and Restrictions for Richland Hall, of record in Instrument No. 20161122-0123312, as amended in Instrument No. 20181128-0116165, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20170718-0072022, revising Instrument No. 20160824-0088374, Register's Office for Davidson County, Tennessee.
4. Encroachment Agreement of record in Instrument No. 20150619-0059105, Register's Office for Davidson County, Tennessee.
5. Declaration of Reciprocal Easements and Covenants of record in Instrument No. 20150803-0076592, Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160205-0011276, Register's Office for Davidson County, Tennessee.
7. Restrictive Covenant for Detached Structure of record in Instrument No. 20180625-0060880, Register's Office for Davidson County, Tennessee.
8. Agreement for Easement for Encroachment of Structures, Limited Access for Maintenance and Emergency Egress of record in Instrument No. 20130108-0002481, Register's Office for Davidson County, Tennessee.
9. Easement for sanitary sewer of record in Book 4916, page 775, Register's Office for Davidson County, Tennessee.
10. Permanent non-exclusive easement over and across alleyway as reserved of record in Instrument No. 20150619-0059101 and Instrument No. 20150619-0059102, Register's Office for Davidson County, Tennessee.
11. Agreements for Dedication of Public Right of Way of record in Instrument No. 20171128-0121068 and Instrument No. 20180502-0041850, Register's Office for Davidson County, Tennessee.
12. Sewer Easement of record in Book 295 A, Restriction in Book 437, page 286, & Book 5381, Page 672, Register's Office for Davidson County, Tennessee.