WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

T-SB-VL-21-170-1

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 773404 **DEEDWARR**
12/14/2021 10:53:58 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20211214-0165147

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Antioch Pike, GP	**New Owner**	
(NAME)	(NAME)	**PART OF 133-03-0-049.00**
650 Wedgewood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **RAYMOND COMPANY, 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 **ANTIOCH PIKE, GP, A TENNESSEE GENERAL PARTNERSHIP,** 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 Lot No.(s) 1 and 2 on the Plan of Darrow Downs Subdivision of record in Plat at Instrument No. 20211115-0152034, and Consent of Final Plat recorded in Instrument No. 20211209-0162778 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Raymond Company, LLC by Warranty Deed from Barbara Savage, Regina Thomas, and Jean Moore of record in Instrument No. 20190821-0084097 Register's Office for Davidson County, Tennessee, dated August 20, 2019 and recorded on August 21, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Minute Book I, Page 442, Chancery Court for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20211115-0152034, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **170 Antioch Pike Lot 1 and 2, Nashville, Tennessee 37211**.

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 3rd DAY OF DECEMBER, 2021.

Raymond Company, LLC

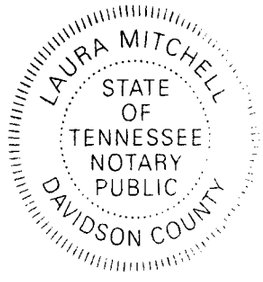
BY: _____
Adam Raymond
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM RAYMOND, 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 MEMBER of RAYMOND COMPANY, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of December, 2021.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)



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