WARRANTY DEED

Karen Johnson Davidson County
Batch# 913785 DEEDWARR
09/07/2022 03:43:53 PM 3 pgs
Fees: $18.00 Taxes: $2,817.92

20220907-0100458

W-PP-22-214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $761,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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)
Pinkham Partners LLC	**NEW OWNER**	
(NAME) **214-216 & 218-220 Rio Vista Dr.**	(NAME) 160 Oak Valley Drive	**043-12-0-011.00** **043-12-0-010.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) Nashville, TN 37207	
(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, **LIBERTY LUXE PROPERTIES, LLC, A WYOMING LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PINKHAM PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Parcel 1:
A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Plan of Eller & Vandiver Subdivision, Block "A", described according to a survey by Southern Land & Associates, dated March 31, 1980, as follows:

Beginning at a point in the easterly margin of Rio Vista Drive, said point being 253 feet from the northerly margin of Dupont Avenue; thence Northwesterly 50 feet, more or less to a point; then northeasterly 275 feet to a point; thence southeasterly 50 feet, more or less to a point; thence southwesterly 275 feet to the easterly margin of Rio Vista Drive which is the point of beginning.

Parcel 2:
Land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 10 on the Plan of Anderson Estates of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and being Lot No. 6 on the Plan of Eller and Vandiver's Subdivision, not of record, and further described as follows: Beginning at a point in the Easterly margin of Rio Vista Drive, said point being 203 feet from the Northerly margin of Dupont Avenue; thence Northwesterly 50 feet to a point; thence Northeasterly 275 feet to a point; thence Southeasterly 50 feet to a point; thence Southwesterly 275 feet to the point of beginning.

Parcel 1 & 2:
Being the same property conveyed to G & F Holdings, LLC by Warranty Deed from Gregory Joseph Lammert, unmarried, dated April 02, 2015 and recorded on April 07, 2015 in Instrument No. 20150407-0030514, Register's Office for Davidson County, Tennessee. (as to Parcel 043-12-0-011.00 and Parcel 043-12-0-010.00)

Parcel 1:
Being the same property conveyed to Liberty Luxe Properties, LLC by Deed of Correction and Quitclaim Deed from G & F Holdings, LLC dated January 19, 2017 and recorded January 27, 2017 in Instrument No. 20170127-0009026, Register's Office For Davidson County, Tennessee. (as to Parcel 043-12-0-011.00.)

Parcel 2:
Being the same property conveyed to Liberty Luxe Properties, LLC by Quitclaim Deed from G & F Holdings, LLC dated July 23, 2015 and recorded on July 24, 2015 in Instrument No. 20150724-0072872, Register's Office for Davidson County, Tennessee. (as to Parcel 043-12-0-010.00.)

Being the same property conveyed to G & F Holdings, LLC by Deed of Correction and Quitclaim Deed from Liberty Luxe Properties, LLC dated January 19, 2017 and recorded January 27, 2017 in Instrument No. 20170127-0009026, Register's Office For Davidson County, Tennessee. (as to Parcel 043-12-0-010.00.)

Being the same property conveyed to Liberty Luxe Properties, LLC by Quitclaim Deed from G & F Holdings, LLC dated August 19, 2022 and recorded on ~~August~~ Sept 7th, 2022 in Instrument No. 20220907-0100457, Register's Office for Davidson County, Tennessee. (as to Parcel 043-12-0-010.00.)

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee.
- Subject to terms, conditions and rights of others as set forth in Joint Driveway Easement of record in Book 5600, Page 939, in the Register's Office for Davidson County, Tennessee.
- All matters as shown on survey by Southern Land and Associates, dated March 31, 1980.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **214, 216, 218, 220 Rio Vista Dr., Madison, Tennessee 37115**.

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 2nd DAY OF SEPTEMBER, 2022.

Liberty Luxe Properties, LLC

BY: _____
Evan Farmer
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of September, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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