BILL GARRETT, Davidson County
Trans:T20150036888 DEEDWARR
Recvd: 05/13/15 08:51 4 pgs
Fees:23.00 Taxes:85.10
20150513-0043686

G#27243-2
THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOX #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Fredy Torres 2612 Welshcrest Drive Antioch, TN 37013	"New Owner"	149150A43300CO

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **RL REGI-TN GVC, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Fredy Torres,** hereinafter called the Grantee, his heirs and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 147 on the Plan of Cambridge Forest, Phase Six, R15 Residential PUD, as of record in Instrument No. 20070430-0051165, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to RL REGI-TN GVC, LLC, by Substitute Co-Trustees' Deed dated February 23rd, 2012, from Justin T. Starling, Substitute Co-Trustee, of record in Instrument No. 20120224-0016137, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of RL REGI Financial, LLC, pursuant to a Limited Power of Attorney executed by an authorized officer of same on the 30th day of April, 2014, of record in Instrument No. 20140829-0079203, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as: **1761 Bridgecrest Drive, Antioch, TN 37013**.

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, his heirs and/or assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached **Exhibit "A"**; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and/or assigns, against the lawful claims of all persons claiming by, through or under the said Grantor, but none other, without any other covenants or warranties, express or implied.

IN WITNESS WHEREOF, the Grantor has executed this instrument by its duly authorized officers this 8 day of May, 2015.

RL REGI-TN GVC, LLC, a Tennessee limited liability company

By: RL REGI Financial, LLC, a Delaware limited liability company, its Sole Member

By: Rialto Capital Advisors, LLC, a Delaware limited liability company, as Attorney-In-Fact

By: _____
Name: Michael B. Madden
Title: Authorized Signatory

By: _____
Name: Stephen J. Tyde
Title: Authorized Signatory

STATE OF GEORGIA)
COUNTY OF DeKALB)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Michael B. Madden and Stephen J. Tyde with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their several oaths acknowledged themselves to each be an Authorized Signatory of Rialto Capital Advisors, LLC, a Delaware limited liability company ("RCA"), and who further acknowledged RCA to be the Attorney-in-Fact (as appointed by LLC action) of RL REGI Financial, LLC, a Delaware limited liability company ("RRF"), and who further acknowledged RRF to be the Sole Member of RL REGI-TN GVC, LLC ("RRG"), the within named bargainor, a Tennessee limited liability company, and that they each as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of RCA as the Attorney-in-Fact of RRF as the sole member of RRG by themselves as such Authorized Signatories.

Witness my hand, at office at Atlanta, Georgia, this 8 day of **May, 2015.**

My Commission Expires: 9/18/17

_____
Notary Public

LESLIE WASHINGTON
MY COMMISSION EXPIRES
SEPT
18
2017
DEKALB CO., GEORGIA
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $23,000.00.

Affiant

Subscribed and sworn to before me this 8th day of May, 2015.

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Notary Public

Exhibit "A"

Permitted Exceptions

1. County Property Taxes for the year 2015, which have been prorated and assumed by the Grantee herein, and subsequent years, not yet due and payable.

2. All matters shown on the Plan of record in Instrument No. 20070430-0051165, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Instrument No. 20070430-0051165, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

4. All matters appearing on the Boundary Plan of record in Book 6900, Pages 561 and 562, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions of Cambridge Forest, of record in Book 10332, Page 1,and as amended in Book 10774, Page 723 (omitting therefrom any covenants, conditions, or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons), and subsequent amendment of record in Instrument No. 20070409-0041417, said Register's Office.

6. Dedication of common areas to Cambridge Forest Homeowners Association, Inc. of record in Instrument No. 20030630-0090226 and in Instrument No. 20110919-0072464, Register's Office for Davidson County, Tennessee.

7. Charter of Incorporation of Cambridge Forest Homeowners Association, Inc., of record in Book 10343, Page 769, Register's Office for Davidson County, Tennessee.

8. Grant of Easement to Comcast of Nashville, of record in Instrument No. 20121114-0104688, Register's Office for Davidson County, Tennessee.

9. Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewer and/or Storm Drainage of record in Book 7453, Page 445, and in Instrument No. 20001228-0126570, Register's Office for Davidson County, Tennessee.

10. Easement for communication systems granted to American Telephone & Telegraph Company, of record in Book 1207, Page 529, Register's Office for Davidson County, Tennessee.

11. Easement for road of record in Plan Book 3, Page 26, Chancery Court Clerk's Office.

12. Subject to an easement for Morgan Cemetery.

13. Agreement recorded in Book 1147, Page 148, Register's Office for Davidson County, Tennessee.

14. Deed of Easement for sanitary sewers and/or storm drainage of record in Book 6881, Page 320, and in Book 8795, Page 158, Register's Office for Davidson County, Tennessee.

15. Storm Water Detention Agreements of record in Book 7632, Page 962, and in Instrument No. 20020308-0029654, said Register's Office.

16. Easement for sewer stated in the Deed of record in Book 8795, Page 158, said Register's Office.