WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150050085 DEEDWARR
Recvd: 06/23/15 11:40 2 pgs
Fees: 13.00 Taxes: 647.50
20150623-0060022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires August 23 2016

(AFFIX SEAL) C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bantoo Sehgal	Mortgage Investors Group	MAP 61-7
(NAME)	(NAME)	
2034 5th St E	8320 East Walker Springs Ln	PARCEL 56.00
(ADDRESS)	(ADDRESS)	
West Fargo, ND 58078	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **1009 Broadmoor LLC,** a Tennessee limited liability company, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bantoo Sehgal,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 19 of Block "H" on the plan of Broadmoor, section 2, of record in Book 547, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being ~~a portion of~~ the same property conveyed to 1009 Broadmoor LLC, a Tennessee Limited Liability Company by Quitclaim deed from Brian Derrico and wife, Shannon Derrico, filed for record on January 27, 2015 as Instrument No. 20150127-0007592, Register's Office Davidson County, Tennessee. Further being the same property conveyed to Brian Derrico and wife, Shannon Derrico by deed, filed for record on February 20, 2014 as Instrument No. 20140220-0014539, said Register's Office.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 547, page 174, said Register's Office; (c) Restrictive covenants contained in Book 735, page 41; amended in Book 840, page 289, said Register's Office.

unimproved ☐

This is Improved ☑ property, known as 1009 Broadmoor Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 16 day of June, 2015.

1009 BROADMOOR LLC

By: _____
Brian M. Derrico, Sole Member

State of GEORGIA
County of CHATHAM

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Brian M. Derrico**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member of 1009 Broadmoor, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Sole Member.

WITNESS my hand and seal this 15 day of June, 2015.

_____
Notary Public

My Commission Expires: 10/26/2016

File No.: 60815163

MYRON T. JONES NOTARY PUBLIC STATE OF GEORGIA MY COMMISSION EXPIRES OCT. 26, 2016