File BOX 8

WARRANTY DEED

BR15-5329

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin DeRosa	Pinnacle Bank (NAME)	
5329 Old Village Road (ADDRESS)	150 3rd Ave. S. Ste. 900 (ADDRESS)	161-10-0B-126.00.CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	161-10B-126.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we H & M PROPERTY OWNERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUSTIN DEROSA AND JENNA DEROSA HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs 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. 125 on the Plan of Villages of Brentwood, Phase Ten-A, of record in Plat Book 7900, Page 313, as corrected in Book 8542, Page 973, 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 the same property conveyed to H & M Property Owners, LLC by Quitclaim Deed from Haydeh Hejazinia, unmarried, of record in Instrument No. 20050808-0093451, Register's Office for Davidson County, Tennessee, dated August 05, 2005 and recorded on August 08, 2005.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 7900, Page 313, as corrected in Book 8542, Page 973, Book 6158, Page 352, Book 6143, Page 11, as amended in Book 6398, Page 495 and Book 8507, Page 831, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5329 Old Village Road , Nashville, Tennessee 37211
(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 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 28th day of August, 2015.

H & M Property Owners, LLC

BY: _____
President

ATTEST: _____
Secretary

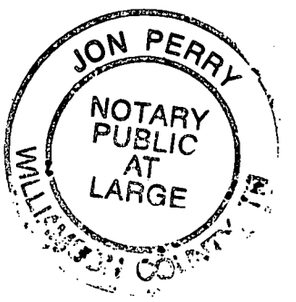
BILL GARRETT, Davidson County
Trans: T20150073964 DEEDWARR
Recvd: 08/31/15 14:40 2 pgs
Fees: 13.00 Taxes: 832.50

20150831-0088251

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of August, 2015, before me personally appeared Haydeh Hejazinia, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Owner/Operator of H & M Property Owners, LLC, the within named bargainor, a corporation, and that he/she as such Owner/Operator executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of August, 2015.



Notary Public

My Commission Expires: 10-17-15

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959