WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/15 09:04 2 pgs
Fees:13.00 Taxes:370.00
20150904-0090230

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 28th day of Aug, 2015.

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Anthony Rosso	Finworth Mortgage, LLC, an InsBank Company	07213000300
1501 Jewell Street	2106 Crestmoor Road	
Nashville, TN 37207	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **New Dawn Property Solutions, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anthony Rosso,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Real Estate situated, lying and being in the County of Davidson, State of Tennessee, to wit:

Beginning at a point in the east margin of Jewell Street at the corner of Lots 22 and 23; thence with the line between said lots, easterly 158 feet to the westerly right of way of the L & N Railroad, thence with said right of way, Southerly 44 feet to the northerly margin of Blue Ridge Avenue; thence with the margin of the same, westerly 138.5 feet to the beginning of a curve; thence around said curve, northwesterly 38.33 feet to the point in the easterly margin of Jewell Street; thence with the margin of the same, northerly 59.2 feet to the point of beginning.

Included in the above description but to be expressly excluded therefrom is a tract of land conveyed to the State of Tennessee, by J. P. Manor, et al, in Book 4122, Page 255, said Register's Office, containing 1,011 square feet, more or less, to be used for a controlled access highway.

Being the same property conveyed to New Dawn Property Solutions, LLC, a Tennessee limited liability company, from Jason N. Lee and wife, Ruth Lee, by deed on June 8, 2015, of record in Instrument Number 20150609-0054386, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.

This is improved property known as: **1501 Jewell Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 28, 2015.

New Dawn Property Solutions, LLC, a Tennessee limited liability company

By Andy Maloney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Andy Maloney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of New Dawn Property Solutions, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 11-6-17