WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,900.00.**

Affiant

Subscribed and sworn to before me this 15th day of June, 2016

Notary Public

My Commission expires: 7/6/19 (Affix Seal)

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

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 3818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP & PARCEL NUMBER:
Rolanda Amos	Justin Cutler	173-15-0-A-053.00CO
2124 Cliff Drive	600 12th Avenue S #402	
Nashville, TN 37218	Nashville, TN 37203	

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, **Fidelity Bank**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rock Solid Solutions, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 53 on the plan of Final Plat of Mill Run Subdivision, Phase 1, of record in Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fidelity Bank, by deed from Jessica D. Binkley, as Substitute Trustee, on August 8, 2014, of record in Instrument Number 20140812-0072495, 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:

Subject to all matters as shown on the Plan of record in Book 11700, page 27 and 28, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11675, page 472; and Instrument Number 20000215-0015152, Register's Office for Davidson County, Tennessee.

Easements of record in Book 10448, page 188; and Book 3933, page 359, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Instrument Number 20000217-0016180, Register's Office for Davidson County, Tennessee.

Homeowners Association for Mill Run Subdivision.

This is improved property known as: **1248 Bending Creek Drive, Antioch, TN 37013**

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.

Davidson County DEEDWARR
Recvd: 06/17/16 09:44 2 pgs
Fees:13.00 Taxes:539.83
20160617-0061485

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 June 15, 2016.

Fidelity Bank

Bonnie J. Voth

By Bonnie J. Voth, Sr. Vice President

STATE OF Kansas

COUNTY OF Sedgwick

On this 15th day of June, 2016, before me, appeared Bonnie J. Voth, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Senior Vice President of Fidelity Bank and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Bonnie J. Voth acknowledged said instrument to be the free act and deed of said corporation (or association).

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

JaQuita Sullivan

NOTARY PUBLIC

My Commission Expires:

4/24/19

JaQuita Sullivan
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4-24-19

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, Julie Coone, 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: 5-24-19

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.