FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$190,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 4, 2016.** Notary Public MY COMMISSION EXPIRES: 7-24-2017 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160070954 DEEDWARR
Recvd: 08/16/16 09:41 2 pgs
Fees: 13.00 Taxes: 703.00
20160816-0085200

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

16-0286

WARRANTY DEED

This Instrument Prepared By and Return To:

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOUR STAR TITLE, LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**16-0286**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carly M Myracle	**Community Mortgage Advisors, LLC**	**52-3-85**
(NAME) **909 Hospital Drive**	(NAME) **19045 E. Valley View Parkway**	
(ADDRESS) **Madison,TN 37115**	(ADDRESS) **Independence, MO 64055**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Refreshco LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carly M Myracle, an unmarried individual,** 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 1 as shown on the map entitled Final Plat of Hospital Divide, of record as Instrument No. 20070522-0061002, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Refreshco, LLC by Quitclaim Deed from Life-Newberry Leasing Ventures, a Tennessee joint venture, filed for record on January 22, 2009 at Instrument Number 20090122-0005667; and further being part of the same property conveyed to Life-Newberry Leasing Ventures by Quitclaim Deed from Michael Newberry, a married man, filed for record on July 25, 2007 at Instrument Number 20070725-0088289; and being the same property conveyed to Michael Newberry, a married man, by Special Warranty Deed from Wells Fargo Bank Minnesota, N.A., as Trustee for Registered Holders of Option One Mortgage Loan Trust 2001-D, Asset-Backed Certificates, Series 2001-D, filed for record on November 14, 2006 at Instrument Number 20061114-0140859, said Register's Office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **909 Hospital Drive, Madison, TN 37115**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **4th** day of **August, 2016**.

Refreshco LLC

By: Zachary P. Liff, President

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Zachary P. Liff, whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Refreshco LLC, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Refreshco LLC.

WITNESS my hand and official seal on **8/04/2016**.

NOTARY

MY COMMISSION EXPIRES: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY