WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/16 08:27 3 pgs
Fees:18.00 Taxes:1905.50
20161005-0104931

G-VRES-16-790-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED, AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/27/2018

(AFFIX SEAL)

JILL L. SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Priscilla Moutinho Shogan and Jeremy M Galbraith	USAA Federal Savings Bank	
(NAME) **790 Saussy Place**	(NAME) 10750 McDermott Freeway	**115-09-0-009.00**
(ADDRESS) **Nashville, TN 37205-3021**	(ADDRESS) San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LIMI INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRISCILLA MOUTINHO SHOGAN, A SINGLE PERSON AND JEREMY M GALBRAITH, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 89 on the Plan of Section Four, West Meade Hills of record in Plat Book 3300, Page 46, 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 Limi Investments, LLC, a California limited liability company by Warranty deed from Robbie Jean Cafferky, unmarried of record in Instrument No. 20151022-0107358 Register's Office for Davidson County, Tennessee, dated October 16, 2015 and recorded on October 22, 2015.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 46, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 3789, Page 119, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3347, Page 99, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20151022-0107358 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **790 Saussy Place , Nashville, Tennessee 37205-3021**.

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 the 3rd DAY OF OCTOBER, 2016.

Limi Investments, LLC

BY: Michael Pryce, member

Michael Pryce
Member

STATE OF Oregon

COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL PRYCE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of LIMI INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of October, 2016.

Notary Public
My Commission Expires: Aug 25, 2016
(SEAL)

OFFICIAL STAMP
MATTHEW WILSON BOYD
NOTARY PUBLIC - OREGON
COMMISSION NO. 931596
MY COMMISSION EXPIRES AUGUST 25, 2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

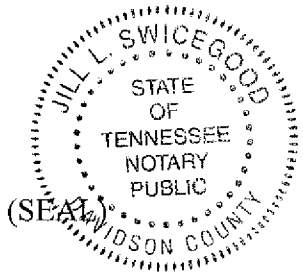
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018