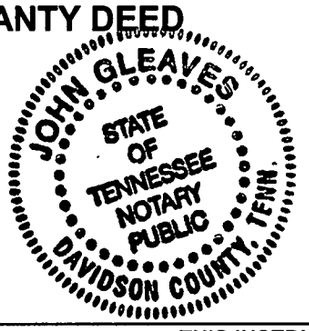
WARRANTY DEED



J-HF-16-1126-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
Homefront Property Solutions, LLC	**New Owner**	
(NAME)	(NAME)	**061-11-0-199.00**
1126 Eastdale Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-2202		
(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, **DEANNA GIBBS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOMEFRONT PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 part of Lot No. 131 on the Plan of Eastdale Place, a Subdivision of Part of Lot No. 4 of record in Plat Book 547, Page (s) 29 and 30, in the Register's Office for Davidson County, Tennessee, described according to a survey made by Lewis R. Mefford, Jr., Surveyor, December 28, 1960, as follows:

Beginning on the Southerly margin of Eastdale Avenue at the corner of Lots Numbers 131 and 132; thence with a line between said two lots South 15 degrees 20' West 170 feet; thence North 15 degrees 08' West 78.89 feet; thence North 15 degrees 20' East 130 feet to the Southerly margin of Eastdale Avenue; thence with the margin of the same South 74 degrees 40' East 68 feet to the beginning.

Being the same property conveyed to DeAnna Gibbs by Quitclaim deed from Carl Gibbs of record in Instrument No. 20111004-0076747 Register's Office for Davidson County, Tennessee, dated September 28, 2011 and recorded on October 04, 2011.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 29 and 30, Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Easement of record in Book 4277, Page 920, 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: **1126 Eastdale Avenue , Nashville, Tennessee 37216-2202**.

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.

BILL GARRETT, Davidson County
Trans:T20160106691 DEEDWARR
Recvd: 12/05/16 12:11 2 pgs
Fees:13.00 Taxes:888.00

20161205-0127336

Witness my/our hand(s) this the 28th DAY OF NOVEMBER, 2016.

DeAnna Gibbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEANNA GIBBS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of November, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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