THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Custom Concept, LLC
2508 Foster Ave.
Nashville, TN 37210
SEND TAX BILLS TO:
LendingHomeFunding Corporation
1 California St, 17th Floor
San Francisco, CA 94111

WARRANTY DEED

(Map 119-05-0, Parcel 253.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **KATHERINE LEIGH MANZ, a single person**, hereinafter referred to as "Grantor", has bargained and sold and do hereby transfer and convey unto **CUSTOM CONCEPT, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as "Grantee", its heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, and being more particularly described as follows:

Tract I:
Being Lot No. 176 which fronts 50 feet on the East side of Foster Avenue and extends back between parallel lines 150 feet to an alley in the rear and being of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee. Said Lot Being in Cumberland Nursery Addition.

Tract II:
Land in Davidson County, Tennessee, in the Sixth Civil District, being a strip of land fronting 8 feet on the Easterly margin of Foster Avenue and running back between parallel lines 50 feet to a line measuring 8 feet thereon. Said lot is the Southerly 8 feet facing Foster Avenue of Lot No. 177 on the Map of the resubdivision of Lots Nos. 3, 4, 5, and 6 Cumberland Nurseries, as of record in Book 332, Page 148, Register's Office, Davidson County, Tennessee. Commencing at the Westerly common corner of Lots Nos. 176 and 177, thence Northerly along the Easterly margin of Foster Avenue a distance of 8 feet, thence Easterly a distance of 50 feet, thence Southerly a distance of 8 feet, thence Westerly along the common line of Lots Nos. 176 and 177 a distance of 50 feet to the point of origin.

BEING the same property conveyed to Katherine Leigh Manz, a single woman, by Warranty Deed from Marjorie Kinnard, a single person, dated November 14 2016, of record in Instrument No. 20161116-0120885, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 332, page 148, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

BILL GARRETT, Davidson County
Trans:T20170024597 DEEDWARR
Recvd: 03/23/17 10:13 2 pgs
Fees:13.00 Taxes:943.50
20170323-0028417

This is improved property known as 2508 Foster Ave., Nashville, TN 37210.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, its heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 17th day of March, 2017.

Katherine Leigh Manz
KATHERINE LEIGH MANZ

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 17th day of March, 2017.

Notary Public

My Commission Expires: MAY 20, 2017
(SEAL)

J KASEY TALBOT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Katherine Leigh Manz
Affiant

Subscribed and sworn to before me this 17th day of March, 2017.

Notary Public

My commission expires: MAY 20, 2017
File No. 20170151

J KASEY TALBOT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY