Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $36,000.00

Affiant

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 15th day of March, 2017

Notary Public
My commission expires: 1-24-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Happy Homes, LLC 4013 Fairview Dr. Nashville, TN 37218	Unocasa, LLC	069-03-0-027.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **1242 Property Solutions, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Happy Homes, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 6 of Block GG on the Map of Fairview Subdivision, as of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the southerly side of Fairview Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Dick A. Stewart and wife, Ida A. Stewart, by Warranty Deed from James L. Jones and wife, Mildred Lee Jones, dated December 18, 1997 of record in Book 10733, Page 309, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1242 Property Solutions, LLC by deed from Dick A Stewart of record in Instrument No. 20170302-0020629

Being also known as 4013 Fairview Drive, Nashville, Tennessee 37218.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 4013 Fairview Dr., Nashville, TN 37218

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20170026301 DEEDWARR
Recvd: 03/29/17 09:49 2 pgs
Fees:13.00 Taxes:133.20
20170329-0030378

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 hand this the 15th day of March, 2017.

1242 Property Solutions, LLC

By: _____
Ben Dubose
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben Dubose Authorized Representative of **1242 Property Solutions, LLC,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Authorized representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 15th day of March, 2017.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2017025081