WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170036795 DEEDWARR
Recvd: 05/02/17 09:22 2 pgs
Fees: 13.00 Taxes: 645.66
20170502-0042875

O-RTE-17-604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,503.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 08 2021

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)
Kimberly Seeley and Jennifer Raudman	**Broker Solutions, inc DBA New American Funding and/or its warehouse lender**	
(NAME) **604 Vantrease Road**	(NAME) **14511 Myford Road Suite 100**	**051-03-0-023.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Tustin, CA 92780**	
(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, **NASHVILLE REAL ESTATE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMBERLY SEELEY AND SPOUSE, JENNIFER RAUDMAN,** 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 Nos. 19, 20, 21 & 22 of Block D on the Map of Marthonna, not of record, described according to a survey made by R.L. Montoy-Land Surveying, dated April 19, 1978, as follows: Beginning at an iron pin located in the Southerly margin of Vantrease Road, formerly Ezell Road, said point being 100 feet, more or less, East of the intersection of Marthona Road and Vantrease Road, and being the Northeast corner of this described tract, thence with the Southerly margin of Vantrease Road South 82 degrees 48' 16" East 100.00 feet to an iron pin, said point being the Northwest corner of the Dale Horne property as recorded in Book 4234, Page 910, said Register's Office, and also being the Northeast corner of this described tract, thence leaving the Southerly margin of said road with the West line of the Home property, South 7 degrees 49' 01" West 347.00 feet to an iron pipe in the North property line of Lot No. 125, Pleasant Acres Subdivision, Section 2, as of record in Book 2133, Page 75, said Register's Office, and also being the Southeast corner of this described tract, thence with the North property line of Lots Nos. 125 and 126 of said subdivision, North 84 degrees 03' 53" West 100.00 feet to an iron pin, said point being the Southeast corner of the above mentioned J.R. Madd property, thence with the East line of the Madd property North 7 degrees 48' 55" East 349.20 feet to the Point of Beginning, containing 34,794 feet, 0.80 acres, more or less.

Being the same property conveyed to Nashville Real Estate Investments, LLC by Quitclaim deed from Mary Francis Rudy of record in Instrument No. 20110920-0072875 Register's Office for Davidson County, Tennessee, dated September 19, 2011 and recorded on September 20, 2011.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **604 Vantrease Road , Madison, Tennessee 37115**.

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 28th DAY OF APRIL, 2017.

Nashville Real Estate Investments, LLC

BY: _____
John Gleaves
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 NASHVILLE REAL ESTATE 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 28th of April, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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