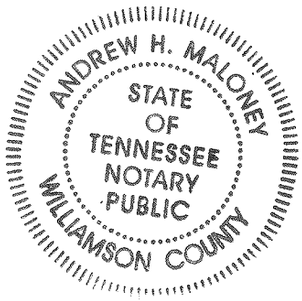
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$115,000.00.**

Affiant

Subscribed and sworn to before me this 12th day of May, 2017

Notary Public

My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
RFK Properties, LLC	SAME	148-12-0-125.00
2749 Murfreesboro Road, Suite 341		
Nashville, TN 37217		

Davidson County DEEDWARR
Recvd: 05/17/17 11:57 2 pgs
Fees:13.00 Taxes:425.50
20170517-0048905

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Katrina Lavender**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **RFK Properties, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Debra Heights, Section 2, of record in Book 3700, Page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mario Lavender and Katrina Hammonds, as joint tenants with right of survivorship and not as tenants in common from Ricky Ezell Rose and wife, Judy L. Painter-Rose by Warranty Deed on May 5, 2006, of record in Instrument Number 20060511-0055270, Register's Office for Davidson County, Tennessee. Further conveyed to Katrina Lavender, formerly Katrina Hammonds from Mario Lavender by Quitclaim Deed on February 2, 2016, of record in Instrument Number 20160204-0010879, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 3700, Page 39, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3949, Page 404, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 5010, Page 433, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4705 McBride Road, Nashville, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 12, 2017.

Katrina Lavender

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Katrina Lavender** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 12, 2017

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC BEAURY COUNTY, TENN.