Davidson County DEEDWARR Recvd: 06/27/17 14:58 3 pgs Fees:18.00 Taxes:292.30 **20170627-0064752**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00
WARRANTY DEED	Affiant Subscribed and sworn to before me, this 26th DAY OF June, 2017.
	Notary Public
SRN17-0136	MY COMMISSION EXPIRES: (AFFIX SEAL) 2-22-2020

KIMIE PERRY NOTARY PUBLIC TENNESSEE MY COMM EXP FEBRUARY 22 2020 COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah B. Seals	Ark-La-Tex Financial Services, LLC dba Benchmark Home Loans	
136 Brooke Castle Dr.	(NAME) 5160 Tennyson Pkwy, Ste 100	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Plano, TX 75024	075-08-0A-037.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TZUNAMI HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEBORAH B. SEALS, SINGLE WOMAN, hereinafter called the Grantee(s), their heirs 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 Unit No. 136, on the plan of Brooke Castle Condominiums, a Horizontal Property Regime, according to the Master Deed of record in Book 6519, Page 747, in the Register's Office for Davidson County, Tennessee, Together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 6250, Page 627, revised in Book 6250, Page 691, and corrections in Book 6680, Page 905 and Book 6919, Page 571, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, of record in Instrument No. 20150408-0030726, Register's Office for Davidson County, Tennessee, dated April 3, 2015 and recorded on April 8, 2015.
Being the same property conveyed to Tzunami Holdings, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Tennessee Housing Development Agency, of record in Instrument No. 20151207-0122869, Register's Office for Davidson County, Tennessee, dated December 4, 2015 and recorded on December 7, 2015.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 6250, Page 156, Book 6250, Page 627, Book 6680, Page 905, Book 6727, Page 762, Book 6919, Page 571, Book 6250 Page 691, Book 6519, Page 747, Book 10007, Page 272, Book 10093, Page 527, Book 6519, Page 739, Book 7570, Page 312, Book 7866, Page 374, Book 6883, Page 759, Book 4106, Page 812, Book 4106, Page 816, Book 6634, Page 229, Book 6513, Page 857; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 136 Brooke Castle Dr. , Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 26th day of June, 2017.

Tzunami Holdings, LLC, a Tennessee Limited Liability Company

By: Brandon Gerald Polito
Its: Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of June, 2017, before me personally appeared Brandon Gerald Polito, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Manager of Tzunami Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Manager executed the foregoing instrument for the purpose therein contained.

Witness ~~my hand~~ and official seal, this the 26th day of June, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

