WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-CT-17-111-T

BILL GARRETT, Davidson County
Trans: T20170057525 DEEDWARR
Recvd: 07/06/17 10:07 3 pgs
Fees: 18.00 Taxes: 1295.00
20170706-0067776

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:	
Carlos J. DaCunha	**Citadel Servicing Corporation**	
(NAME)	(NAME)	103-04-0-246.00
4509 A Colorado Ave.	**15707 Rockfield Blvd Suite 320**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Irvine, CA 92618**	
(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, **WILLIAM LESLIE FORIEST, JR. AND JEFFREY FORIEST AND GARY FORIEST AND MICHAEL EDWIN WOOD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARLOS J. DACUNHA, AN UNMARRIED MAN,** 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 part of Block No. 27, on the Plat of Sylvan Park Subdivision, as of record in Book 332, Page 104, Register's Office of said County, described according to a survey made by R.E. Nottingham, Surveyor, January 21, 1928, as follows:

Beginning at the Southwest corner of Colorado, formerly 9th Avenue, and 46th Avenue North, formerly 5th Street: thence with the Westerly margin of 46th Avenue North, Southwardly 80 feet to a corner of the property conveyed to the City of Nashville by deed from Warren B. Sloan and wife of record in Book 1166, Page 438, said Register's Office; thence with the line of said City property Westwardly 150 feet and Northwardly 80 feet to the Southerly margin of Colorado Avenue; thence with said Avenue, Eastwardly 150 feet to the beginning.

Being the same property conveyed to William Leslie Foriest and his wife Judith Ann Foriest by Installment Deed from H.B. Duncan and wife Sara Duncan, and J.B. Duncan and wife Beverly Duncan, of record in Book 4747, Page 771, in the Register's Office of Davidson County, Tennessee.

Judith Ann Foriest died January 3, 2007, and William Leslie Foriest took title subject to the right of survivorship. William Leslie Foriest died on March 2, 2010, leaving the property to his children, and Grantors herein: one-fourth to Jeffry Foriest; one-fourth to Gary Foriest; one-fourth to William Leslie Foriest, Jr.; the remaining one-fourth interest was conveyed to Michael Edwin Wood, the sole child and heir of William and Judith's daughter Kimberly Joann Foriest-Wood, who predeceased her parents on January 28, 1993. An affidavit of heirship is of record at Instrument 20170313-0024615, in the Register's Office of Davidson County, Tennessee.

**Said property is not the primary residence of the Grantors.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2017 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF A PART OF SYLVAN PARK, as recorded in Plat Book 332, Page(s) 104, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement recorded in Book 6129, Page 693 and Book 7397, Page 900, in the Register's Office of Davidson County, Tennessee.
- Charter on Sylvan Park Neighborhood Association of record at Book 8330, Page 383 and at Instrument Nos. 20010305-0020713 and 20130117-0005720, in the Register's Office of Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **111 46th Avenue North, Nashville, Tennessee 37209**.

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 22nd DAY OF JUNE, 2017.

William Leslie Foriest, Jr.

Jeffrey Foriest

Gary Foriest

Michael Edwin Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of June, 2017.

_____
Notary Public
My Commission Expires:_____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of June, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of June, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of June, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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