WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170059153 DEEDWARR
Recvd: 07/11/17 10:30 2 pgs
Fees: 13.00 Taxes: 758.50
20170711-0069583

W-ER-17-1621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

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)
Evanna Derkach	**Highlands Residential Mortgage, Ltd.**	
(NAME)	(NAME)	**081-11-0-133.00**
1621 21st Ave N	**12001 N. Central Expressway, Suite 750**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Dallas, TX 75243**	
(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, **TN4, 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 **EVANNA DERKACH, AN UNMARRIED WOMAN,** 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 No. 45 on the Plan of S. A. Champion' s Subdivision, as shown on plat appearing of record in Plat Book 161, Page 312, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to David Birchett and wife, Paula Birchett by Special Warranty deed from Yale Mortgage Corporation of record in Instrument No. 20080306-0022408 Register's Office for Davidson County, Tennessee, dated February 28, 2008 and recorded on March 06, 2008. (Value of consideration shown in aforementioned deed $46,900.00.)

Being a portion of the same property conveyed to James R. Sperance, III, a married man by Warranty deed from David Birchett and wife, Paula Birchett of record in Instrument No. 20151117-0116545 Register's Office for Davidson County, Tennessee, dated November 13, 2015 and recorded on November 17, 2015. (Value of consideration shown in aforementioned deed $110,000.00.)

Being a portion of the same property conveyed to TN4, LLC, a Tennessee limited liability company by Quitclaim deed from James R. Spearance, III of record in Instrument No. 20160223-0017134 Register's Office for Davidson County, Tennessee, dated February 23, 2016 and recorded on February 23, 2016. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 1621 21st Ave N Nashville, TN 37208.

This conveyance is subject to:
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 312, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1621 21st Ave N, Nashville, Tennessee 37208**.

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 7th DAY OF JULY, 2017.

TN4, LLC, a Tennessee limited liability company

BY: Whitney Sperance
Whitney Sperance
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHITNEY SPERANCE, 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 AUTHORIZED AGENT of TN4, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of July, 2017.

Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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