THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712504** BILL GARRETT, Davidson County Trans:T20170071013 DEEDWARR Recvd: 08/16/17 10:19 2 pgs Fees:13.00 Taxes:776.63 20170816-0083999	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $209,900.00. Affiant Subscribed and sworn to before me, this 8th day of August, 2017. Notary Public My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily Hoener 319 MAPLE ST Madison, TN 37115-3928	New Owner	Tax Parcel ID No. 04313010400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Double T Capital Management, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Hoener, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 17 on Block "C" on The Forest Park Subdivision of record in Plat Book 843, Page 44, Register's Office for said County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Country Club Investors LLC to Double T Capital Management, LLC as recorded on the 30th day of January, 2017 in Instrument No. 20170130-0009592; part of Special Warranty Deed from ARLP REO III, LLC to Country Club Investors LLC, a Tennessee Limited Liability Company as recorded on the 17th day of May, 2016 in Instrument No. 20160517-0048914; part of Quitclaim Deed from Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 2 to ARLP REO III, LLC as recorded on the 28th day of December, 2015 in Instrument No. 20151228-0129486; part of Substitute Trustee's Deed from Jason S. Mangrum, J.P. Sellers, Lori Liane Long, Substitute Trustee to Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 2 as recorded on the 11th day of September, 2014 in Instrument No. 20140911-0083520 and part of Warranty Deed from Lazaro Rodriguez and wife, Noelia Mena to Elidito Meneses Negrin, an unmarried man, and Mayra EnriquezDeLa Cruz, an unmarried woman, as joint tenants with right of survivorship as recorded on the 12th day of March, 2009 in Instrument No. 20090312-0022514, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-P-17-319

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE FOREST PARK SUBDIVISION, as recorded in Plat Book 843, Page(s) 44.

This is improved property located at 319 MAPLE ST Madison, TN 37115-3928

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of August, 2017.

Double T Capital Management LLC

By: Trevor Garrett, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Trevor Garrett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Member of Double T Capital Management, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 8th day of August 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018