Bill Garrett Davidson County
Batch# 5596 DEEDWARR
09/28/2017 11:05:34 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20170928-0099340

This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027
File # 1704256

NEW OWNER:
RFK Properties, LLC
5107 Briarwood Dr.
Nashville, TN
37211

SEND TAX BILL TO:
New Owner

MAP & PARCEL:
#148-206.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Home Front Property Solutions, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **RFK Properties, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, TN, Being Lot No.5 on the Plan of Joseph Mullins Subdivision of Lots 6, 7, 8 and 9 of the A.P. Grinstead Antioch Subdivision of record in Plan Book 161, Page 63, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point in the Southerly margin of Reeves Rd at the common corner of lots 4 & 5; thence with the line between said two lots Southerly 150ft to a point, thence Westerly 56ft to a point in the Northeasterly margin of Payne Rd; Northwesterly 190ft to a point in the Southerly margin of Reeves Rd; thence with the Southerly margin of Reeves Rd; thence with the Southerly margin of Reeves Rd Easterly 169ft to the point of beginning.

Being the same property conveyed to Alexander Bright, an unmarried man, from Isaac T James and wife, Angela James, husband and wife, by Warranty Deed, dated April 1, 2015, of record in Instrument No. 20150409-0031172, Register's Office for Davidson County, Tennessee. Being further conveyed to A-1 Property and Restoration, LLC, from Alexander Bright, not married, by Quit Claim Deed, dated April 13, 2015, of record in Instrument No. 20150413-0032494, Register's Office for Davidson County, Tennessee. Being further conveyed to Jean Hall from A-1 Property and Restoration, LLC, by Quit Claim Deed, dated August 4, 2016, of record in Instrument No. 20160804-0081019 and by Deed of Correction, dated August 30, 2016, of record in Instrument No. 20160830-0090832, Register's Office for Davidson County, Tennessee. Being further conveyed to Home Front Property Solutions, LLC, from Jean Hall, unmarried, by Warranty Deed, dated April 27, 2017, of record in Instrument No. 20170426-0040990, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

.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, his/her heirs and assigns, forever;

AND **Home Front Property Solutions, LLC** does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Home Front Property Solutions, LLC,** further covenants and binds their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their/his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **4800 Reeves Road, Antioch, TN 37013**.

Executed on this 25th day of September, 2017.

Home Front Property Solutions, LLC

BY: Anthony R. Johnson Chief Manager

Name and Title-- Rizzie R. Johnson, Sec. Mgr.

STATE OF TN

COUNTY OF Williamson

On this 21st day of September, 2017, personally appeared before me, the undersigned, Anthony R. Johnson and Rizzie R. Johnson who is the Chief Manager & Sec. Mgr. of **Home Front Property Solutions, LLC,** with whom I am personally acquainted, and who acknowledged that he/she is the Chief Manager & Sec. Mgr. of **Home Front Property Solutions, LLC,** and that he/she executed the within instrument for the purposes therein contained, as his/her free act and deed and as Chief Manager / Sec. Mgr. of **Home Front Property Solutions, LLC** with full power and authority to act on behalf of the company.

Witness my hand this 21st day of September, 2017.

Rizzie R. Johnson

Notary Public

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 21st day of September, 2017.

Notary Public

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

My Commission Expires: 1-8-19