Bill Garrett Davidson County
Batch# 19459 DEEDWARR
10/30/2017 03:14:39 PM 2 pgs
Fees: $13.00 Taxes: $850.63
20171030-0111164

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of October, 2017

Notary Public
Commission Expires: 9/7/2020

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Philip M. El Rassi<br>902 Village Court<br>Nashville, TN 37206 | Mortgage Investors Group<br>8320 E. Walker Springs Lane #200<br>Knoxville, TN 37923 | 094-01-0-341.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Retire Early Properties, LLC, a Tennessee limited liability company**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Philip M. El Rassi, an unmarried man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 49-A on the Plan of Shelby Village No. Five of record in Plat Book 2854, Page 118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 49-A fronts 56.00 feet on the westerly side of an extension of Village Court, and runs back between lines 154.7 feet on the northerly line, and 154.7 feet on the southerly line, to a dead line in the rear, on which it extends 56.00 feet.

(Note:It appears the legal description in a prior deed in Book 4255, Page 279, recorded in 1968 and attached within the "Search Docs" is referring to an older plat in Plat Book 1835, Page 48 and omits the Plat for the subject lot as shown above in Plat Book 2854, Page 118, recorded in 1960. Please utilize the above legal description. Some of the prior deeds, including the current vesting deed, pick up the correct Plat Book, however language is incorrect. The dimensions are correct.

Being the same property conveyed to Jarred McNeal by Warranty deed from Chris Bailie and wife, Vickie Bailie of record in Instrument No. 20110302-0016689 Register's Office for Davidson County, Tennessee, dated February 16, 2011 and recorded on March 2, 2011.

Being the same property conveyed to Retire Early Properties, LLC by Warranty deed from Jarred McNeal of record in Instrument No. 20160108-0002103 Register's Office for Davidson County, Tennessee, dated December 30, 2015 and recorded on January 8, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 902 Village Court, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of October, 2017.

Retire Early Properties, LLC

Member

By: Steven E. Cantrell
Its: Member

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steven E. Cantrell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they is the authorized signor as Manager of Retire Early Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Member.

Witness my hand and official seal at _____, Tennessee this 27th day of October, 2017.

SUSAN L. HUNTSMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires 6/10/18

(Notary Seal)