WARRANTY DEED

Bill Garrett Davidson County
Batch# 25707 **DEEDWARR**
11/15/2017 09:51:51 AM 2 pgs
Fees: $13.00 Taxes: $458.43

20171115-0117256

J-M(

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Ronnie Guptill	**New Owner**	
(NAME)	(NAME)	
3105 St. Stevens Way		**092-05-0-295.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, **SAYCO EQUITY FUND LP, A DELAWARE LIMITED PARTNERSHIP DATED OCTOBER 21, 2010 AND AMENDED ON MAY 28, 2013,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RONNIE GUPTILL, A MARRIED 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:

Lot 19, MAP OF SAM AND EMILY LEE'S SUBDIVISION OF LOTS, as shown on plat of record in Plat Book 421, Page 191, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sayco Equity Fund, LP, by Cash Deed, from Shaun Donovan, The Secretary of Housing and Urban Development, of record in Instrument No. 20111104-0086212 in the Registers Office of Davidson County, Tennessee, dated October 28, 2011 and recorded on November 4, 2011.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SAM AND EMILY LEE'S SUBDIVISION, as recorded in Plat Book 421, Page(s) 191, 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).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2908 Clifton Ave., 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 9 DAY OF NOVEMBER, 2017.

Sayco Equity Fund LP

BY: _____
Troy Gagliardi
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TROY GAGLIARDI, signing for Sayco Equity Fund LP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the General Partner of Sayco Equity Fund LP, the within named bargainor, a limited partnership, and that he/she as such general partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of November, 2017.

_____
Notary Public

My Commission Expires:

DORLAN J. MCGEE
Commission # FF 063514
Expires November 14, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

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