WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

P-VRES-17-956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2017.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(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)
Jack R. Saunders	**Quicken Loans Inc.**	
(NAME)	(NAME)	
956 9th Ave S	**1050 Woodward Avenue**	**105-02-0S-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-4738	**Detroit, MI 48226**	
(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, **TM INVESTMENTS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACK R. SAUNDERS, UNMARRIED,** 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 Unit No. 958, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Ninth Avenue Townhomes II, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160623-0064311 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to TM Investments, LLC by Warranty deed from Q&A Holdings, GP, a Tennessee general partnership of record in Instrument No. 20160623-0064309 Register's Office for Davidson County, Tennessee, dated June 21, 2016 and recorded on June 23, 2016 and Special Warranty Deed (Deed of Correction) recorded in Instrument No. 20160901-0092224.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 4860, Page 25 and Instrument No. 20160105-0000895;
- Covenants, Conditions and Restrictions of record in Instrument No. 20160623-0064311;
- Restrictions of record in Book 4220, Page 723 and Book 6236, Page 263;
- Charter of Edgehill Estates Homeowner's Association, Inc. of record in Book 7526, Page 624;
- Charter of Ninth Avenue Townhomes II Homeowner's Association, Inc. of record in Instrument No. 20160701-0067471, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **956 9th Ave S, Nashville, Tennessee 37203-4738**.

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.

Bill Garrett Davidson County
Batch# 34317 **DEEDWARR**
12/07/2017 09:25:36 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20171207-0124769

Witness my/our hand(s) this the 4th DAY OF DECEMBER, 2017.

TM Investments, LLC

By: Mohamed Saba, Authorized Agent

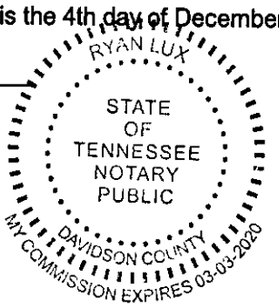
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mohamed Saba, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Agent of TM Investments, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of December, 2017.

Notary Public

My Commission Expires:



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