Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $454,900.00

Emily Jones
Affiant

Subscribed and sworn to before me, this 5th day of January

Notary Public
My commission expires: 3/3/19

CASSIE LOVVORN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 45670 DEEDWARR
01/08/2018 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.13
20180108-0002437

Address of New Owner:	Send Tax Bills to:	Tax Information
Julie Jaksic	~~same~~ Mortgage Investors Group	072-11-4B-002.00-CO
1805 B Riverside Drive	8320 East Walker Springs Ln.	
Nashville, TN 37216	Suite 200 Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Profile & Principle, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Julie Jaksic an married woman and Paul Derler an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 1805 Riverside Drive Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20160818-0086227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Profile & Principle, LLC, a Tennessee limited liability company, by Warranty Deed from Michael R. Zeller, unmarried, of record in Instrument No. 20160818-0086226, dated August 8, 2016, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Michael R. Zeller, unmarried by Warranty Deed from Kerry P. Hook, unmarried dated May 3, 2005 of record as Instrument NO. 20050506-0051488, Register's Office for Davidson County, Tennessee.

Being also known as 1805 B Riverside Drive, Nashville, Tennessee 37206

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1805 B Riverside Drive, Nashville, TN 37216

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 5th day of January, 2018.

Profile & Principle, LLC

By: _____
Robert Butler
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Butler, Authorized Representative** of **Profile & Principle, LLC, a Tennessee limited liability company,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as **Authorized Representative.**

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of January, 2018.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2017125658

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

