This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
1639 Medical Center Parkway
Suite 101
Murfreesboro, TN 37129

File Number: 2-17-1228

Bill Garrett Davidson County
Batch# 48299 DEEDWARR
01/17/2018 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $752.02
20180117-0004745

This instrument was prepared from information supplied by the parties. Homefront Title, LLC d/b/a Midtown Title of Murfreesboro has not conducted an independent title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination or survey.

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-18-19

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $203,250.00

Affiant

Subscribed and sworn to before me, this the 9th day of January, 2018

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
LHF 4 ASSETS, LLC 5001 Plaza on the Lake Suite 200 Austin, TX 78746	NEW OWNER	150-09-0-A-019.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I/we, **Derrick Sandoval and Michelle D. Sandoval, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LHF 4 ASSETS, LLC**, hereinafter called the Grantee(s), his/her/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. 173, on the plan of Forest View Park, Section VII, as of record in Plat Book 6900, Page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed by Warranty Deed from Michele Johnson to Derrick Sandoval and Michelle Sandoval, as recorded on the 15th day of November, 2017 in Instrument No. 20171115-0117485; Warranty Deed from Christina B. Tew, unmarried to Michele Johnson, as recorded on the 6th day of April, 2016 in Instrument No. 20160406-0032855 and Warranty Deed from Michelle Johnson to Christina B. Tew, unmarried, as recorded on the 17th day of April, 2002 in Instrument No. 20020417-0047766, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3320 Calais Circle, Antioch, TN 37013**.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of January, 2018.

GRANTOR:

Derrick Sandoval

Michelle D. Sandoval

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Derrick Sandoval and Michelle D. Sandoval, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of January, 2018.

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Notary Public
My Commission expires: 5/5/2020

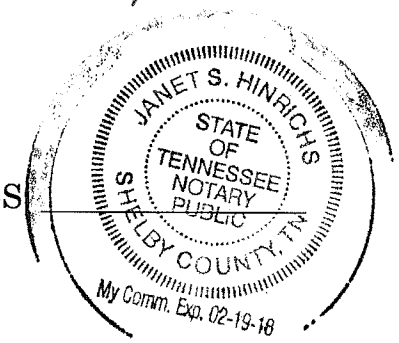
I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Janet S. Hinrichs, a notary public for this county and state, Timothy D. Wardlow 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

Notary's Seal (If on paper)