Bill Garrett Davidson County
Batch# 53518 DEEDWARR
01/31/2018 02:18:57 PM 2 pgs
Fees: $13.00 Taxes: $684.50
20180131-0009924

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0068

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of January, 2018

Notary Public
Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Community Redevelopment 5828 Leslie Avenue Nashville, TN 37209	LendingHome Funding 345 Montgomery St., Fl. 16 San Francisco, CA 94104	091-10-0-431.00

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,

Amanda Dean, Trustee of the Leslie Avenue Trust

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

Community Redevelopment Acquis Acquisitions 2017, LLC

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. 58 on the Plan of Subdivision of Lots 39 and 40 in the Division of B.F. Cockrill Farm of record in Plat Book 332, Page 41, 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 the same property conveyed to Amanda Dean, Trustee of The Leslie Avenue Trust by Warranty Deed from Julia Ann Clem of record in Instrument No. 20161018-0110115 Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 18, 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: 5828 Leslie Avenue, Nashville, TN 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 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 26th day of January, 2018.

The Leslie Avenue Trust

Amanda Dean, Trustee

State of Tennessee
County of Robertson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of The Leslie Avenue Trust the within named bargainor, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of January, 2018.

Notary Public

EMMALYN G HENDRICK
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY

My commission expires: 5-5-19