WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M1772129

WARRA

Bill Garrett Davidson County
Batch# 65728 DEEDWARR
03/06/2018 09:27:53 AM 2 pgs
Fees: $13.00 Taxes: $397.20

20180306-0020900

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF March, 2018

Notary Public

MY COMMISSION EXPIRES: 4-28-19
(AFFIX SEAL)

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sarai M. Price	LoanDepot.Com, LLC	08110015200
(NAME)	(NAME)	
2512 Finland Street	4800 N. Scottsdale Road, Suite 3800	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Scottsdale, AZ 85251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Country Club Investors LLC, A Tennessee Limited Liability Company** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarai M. Price, an unmarried woman**, 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. 81 and the westerly 2160 feet front and 39.5 feet rear of Lot No. 80 on the Map of Cobb's Subdivision of lot #6 of the Harding's Bosley Tract of record in Plat Book 161, page 155 in the Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin the front together 100 feet on the northerly side of Finland Street and run back between lines 140 feet on the east line of part of Lot No. 80 and 140.5 feet on the west line of Lot No. 81 to an alley on which they measure 100 feet.

BEING, the same property conveyed to Leland Tucker Holford and wife Hattie Holford by deed dated 05/31/1950 from Carl Overstreet and wife, Maggie Overstreet of record on 06/05/1950 in Book 1849, page 622, in the Register's Office for Davidson County, Tennessee.

The said Hattie Holford having since died predeceasing Leland Tucker Holford. The said Leland Tucker Holford having since died, leaving a last will and testament of record in Will Book 116, page 220 and Probated on March 8, 1976, in the Probate Court of Davidson County, Tennessee, devising the subject property to his two sons, Raymond E. Holford and Leland Tucker Holford, Jr.

Leland Tucker Holford, Jr. having since died leaving Raymond E. Holford as the sole owner of the subject property noted in the Affidavit of Heirship of record in Instrument No. 20110805-0060558 and corrected in Affidavit of Heirship filed of record in Instrument No. 2020150130-0009100 of the Register's Office for Davidson County, Tennessee

FURTHER, being the same property conveyed to Southern Capital Ventures, LLC by deed dated 06/16/2017 from Raymond E. Holford and filed of record in Instrument No. 20170620-0061883, said Register's Office for Davidson County, Tennessee.

FURTHER, being the same property conveyed to Country Club Investors, LLC by deed dated 06/16/2017 from Southern Capital Ventures, LLC, a Tennessee Limited Liability Company and filed of record on 06/20/2017 in Instrument No. 20170620-0061884 in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as	2512 Finland Street Nashville TN 37208				
	(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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. 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 our hands 03/02/18.

Country Club Investors, LLC

John A. Bell, Jr-Authorized Agent

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of HR Properties of Tennessee, a General Partnership, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of HR Properties of Tennessee, by himself as Authorized Agent.

Witness my hand and official seal on 03/02/18.

Notary Public

My Commission Expires: 7-6-20

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY