WARRANTY DEED

R-BR-18-4325-6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 102367 **DEEDWARR**
06/08/2018 10:41:12 AM 2 pgs
Fees: $13.00 Taxes: $958.30

20180608-0055176

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Sirena Tran and Huan Doan	**Mortgage Investors Group**	
(NAME)	(NAME)	**069-06-0B-007.00**
2600 Corde Terra Cir 6301	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
San Jose, CA 95111	**Knoxville, TN 37923**	
(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, **RWA/ASHLAND PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SIRENA TRAN, A SINGLE PERSON, AND HUAN DOAN, A SINGLE PERSON, AS TENANTS IN COMMON,** 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 6, Ashland Place Townhomes, a Townhouse Planned Unit Development, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Ashland Place Townhomes, a Townhouse Planned Unit Development, horizontal property regime with private elements, of record in Instrument Number 20160826-0089473, as amended in Instrument Number 20161021-0111700, further amended in Instrument Number 20180530-0051597, 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 part of the same property conveyed to Omega Properties, LLC by Warranty deed from Henry S. Hood, as to a 50% undivided interest and Sarah J. Hood, as to a 50% undivided interest of record in Instrument No. 20151104-0112572 Register's Office for Davidson County, Tennessee, dated November 4, 2015 and recorded on November 4, 2015.

Being a part of the same property conveyed to RWA/Ashland Place, LLC, a Tennessee limited liability company by Quitclaim deed from Omega Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20160826-0089471 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on August 26, 2016.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160826-0089473, as amended in Instrument Number 20161021-0111700, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter for Ashland Place HOA of record in Instrument Number 20160829-0090165, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160609-0058481, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070302-0025691, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6570, Page 248, reformed by Order and Judgment of record in Book 8045, page 982, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Book 6785, Page 153, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6910, Page 562, in the Register's Office for Davidson County, Tennessee.
- Title to that portion of the premises, if any, embraced within the charter right of way of Illinois Central Gulf Railroad.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4325 Ashland City Hwy #6, Nashville, Tennessee 37218**.

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.

Witness my/our hand(s) this the 6th DAY OF JUNE, 2018.

RWA/Ashland Place, LLC, a Tennessee limited liability company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RWA/ASHLAND PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of June, 2018.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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