WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-BD-18-898-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFF

Bill Garrett Davidson County
Batch# 112571 DEEDWARR
07/05/2018 08:20:32 AM 2 pgs
Fees: $13.00 Taxes: $240.50

20180705-0064812

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
1242 Property Solutions, LLC	**New Owner**	
(NAME)	(NAME)	**107-14-0-002.00**
P.O. Box 158664		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **BELINDA BARBER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1242 PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Lot 61, MIRO MEADOWS, as shown on plat of record in Book 1424, Page 94 and 95, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 61, which is a corner lot, fronts 70 feet on the northerly margin of Kipling Drive and fronts 154.5 feet on the westerly margin of Goodbar Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 90 feet on the northerly line and 174.7 feet on the westerly line to a point of intersection. This is the same description as used in previous deed of record.

Being the same property conveyed to Belinda Barber, by QuitClaim Deed from William Perry, of record in Instrument No. 20031017-0153839, in the Register's Office of Davidson County, Tennessee, dated September 4, 2003 and recorded on October 17, 2003. (Value or consideration shown in aforementioned deed $0.00)

Being the same property conveyed to William Perry, by Warranty Deed, by Thomas P. Ferguson, Executor for the Estate of Gwendol Ferguson, of record in Instrument No. 20011005-0108449, in the Register's Office of Davidson County, Tennessee, dated September 24, 2001 and recorded on October 5, 2001. (Value or consideration shown in aforementioned deed $58,500.00)

FOR INFORMATIONAL PURPOSES ONLY: Property also known as 898 Kipling Drive, Nashville, TN 37214.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MIRO MEADOWS, as recorded in Book 1424, Page(s) 94 and 95, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Evidence satisfactory to the Company of compliance with the Property Standards Order For Demolition of Removal of Structure located at 898 Kipling Drive 37217, or other resolution related thereto. Upon review, the Company may make additional requirements as it deems necessary.
- Subject to 2018 County Property Taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **898 Kipling Dr., Nashville, Tennessee 37214**.

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 29th DAY OF JUNE, 2018.

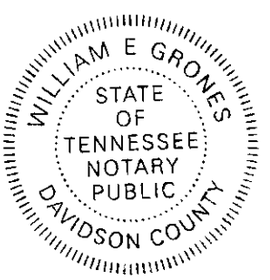
Belinda Barber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BELINDA BARBER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of June, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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