# WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: 1-3-2022

(AFFIX SEAL)

MELODY M JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

Bill Garrett Davidson County
Batch# 112917 DEEDWARR
07/05/2018 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20180705-0065321

**THIS INSTRUMENT WAS PREPARED BY**
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Aaron J. Gumpenberger | Carrington Mortgage Services, LLC | 83031CO00100CO |
| (NAME) | (NAME) | |
| 2106 McKennie Avenue | P. O. Box 692408 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | San Antonio, TX 78269-2408 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **SBE Partners,** a Tennessee Limited Partnership, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aaron J. Gumpenberger and Caroline Gumpenberger, husband and wife,** 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 Unit(s) A as shown on Exhibit "C" in the Declaration Of Covenants, Conditions and Restrictions for Homes At 2103 McKennie, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20160330-0030048, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being a part of the same property conveyed to SBE Partners, by Warranty Deed from Michael Lance Roy, unmarried, filed of record on August 31, 2015 as Instrument No. 20150831-0087933, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2106 McKennie Avenue, Nashville, TN 37206
(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 my/our hands this 5th day of July, 2018.

SBE ~~PARTNERS~~

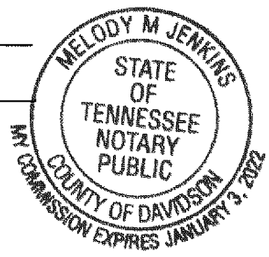
By: _____
Robert L. Scruggs, ~~Authorized~~ Agent

State of Tennessee
County of Davidson

Before me, the undersigned, of the state and county aforementioned, personally appeared **Robert L. Scruggs,** 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 SBE Partners**, a Tennessee General Partnership, and that he as such executed the foregoing instrument for the purpose therein contained by signing the name of the Partnership by himself.

WITNESS my hand and seal this 5th day of July, 2018.

_____
Notary Public
My Commission Expires: 1-3-2022




File No.: 38773

# Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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.

Robert L Scruggs

*Signature*

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
*Notary's Name*

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

*Notary Signature*

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

