31015-5

Bill Garrett Davidson County
Batch# 121066 DEEDWARR
07/26/2018 10:07:14 AM 2 pgs
Fees: $13.00 Taxes: $884.30

20180726-0072885

Box 14

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court S-202
Hendersonville, TN 37075
HV18-0705

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 23, 2018

Notary Public
Commission Expires: 9/7/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Flagg Canyon Investments, LLC 10 Antler Place Monterey, CA 93940-6304	LendingOne, LLC 901 NW 51st St, Ste 150 Boca Raton, FL 33431	108-04-0-122

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,

Kelvin A. Robie and C. Yvette Robie

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

Flagg Canyon Investments, LLC, a Tennessee limited liabilty company

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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. 309 on the plan of Larchwood, Section 6, as of record in Plat Book 6250, Page 235, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Kelvin A. Robie and C. Yvette Robie, husband and wife, by Warranty Deed from Federal Home Loan Mortgage Corporation, dated 6/3/08 and recorded 7/7/08 in Instrument Number 20080707-0069727, Register's Office for Davidson County, Tennessee.

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: 936 Norwalk Drive, Nashville, TN 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 GRANTEES, their successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 July 23, 2018.

Kelvin A. Robie

C. Yvette Robie

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kelvin A. Robie and C. Yvette Robie** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

AYON D WALTERS NOTARY PUBLIC GWINNETT COUNTY, GA Exp. May 19, 2021

Notary Public
My Commission Expires: May 19, 2021