This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180836

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$229,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 3rd day of August, 2018.

Notary Public
My Commission Expires:

Bill Garrett Davidson County
Batch# 125005 **DEEDWARR**
08/06/2018 03:30:25 PM 2 pgs
Fees: $13.00 Taxes: $850.63

20180806-0077245

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

WARRANTY DEED

THIS INDENTURE, made this 3rd day of August, 2018, among:

WILLIS RESIDENTIAL HOLDINGS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CHARLES W. SPEER, a single man

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

LAND in Davidson County, Tennessee, being the South 255 feet of the East 71 feet of Lot "I" on the Corrected Map of the W. P. Ready Subdivision of the E. H. Thornton Tract, as of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee.

SAID part of Lot "I" fronts 71 feet on the North side of Sarver formerly Madison Avenue, and runs back between parallel lines, 255 feet to a dead line.

BEING the same property conveyed to Willis Residential Holdings LLC, a TN limited liability company, by Warranty deed from Music City Holdings, LLC, a TX limited liability company, of record in Instrument No. 20170630-0065965 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on June 30, 2017.

BEING also known as improved property: 411 Sarver Avenue Madison, Tennessee 37115.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower

therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Willis Residential Holdings, LLC

BY: Dena Willis, Member

Dena Willis, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned of the state and county mentioned, personally appeared Dena Willis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of Willis Residential Holdings, LLC, the within named bargainor, a Limited Liability company, and that such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability company as Dena Willis, Member.

Witness my hand and official seal this 3rd day of August, 2018.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Charles W. Speer
Address: 411 Sarver Avenue
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Community Mortgage, LLC
Address: 3401 COLLEGE BLVD STE 220
City, State, Zip: LEAWOOD, KS 66211

Tax ID: 043-01-0-104.00