WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 145149 DEEDWARR
09/25/2018 03:29:20 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20180925-0095117

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00.

Jerome Holt
Affiant

Subscribed and sworn to me on 09/20/18.

Kate Nyquist
NOTARY PUBLIC
My Commission Expires:

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title,PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jerome Holt and Constance Holt 3878 Lunn Drive Nashville, TN 37218	Same owners	058-11-0-051.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Expansion Real Estate, LLC,a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jerome Holt and Constance Holt,husband and wife, hereinafter called **"GRANTEES,"**their successors and assigns, a certain tract or parcel of land in DavidsonCounty, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 48-A on the Plan of Zone Lot Division Lot 48, Royal Hills, Section 1, of record in Plat Book 6250, Page 865, amending the Plat Book 4675, Page 73, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Expansion Real Estate, LLC, a Tennessee limited liability company, by Warranty Deed from Carlos Reyes, married, as recorded on the 27th day of April, 2018 in Instrument No. 20180427-0039974; Warranty Deed from BR Real Estate Holdings, LLC, a limited liability company to Carlos Reyes, as recorded on the 5th day of April, 2018 in Instrument No. 20180405-0031980; Warranty Deed from Annie M. Burns, an unmarried woman to BR Real Estate Holdings, LLC, as recorded on the 22nd day of March, 2018 in Instrument No. 20180322-0027233; Quitclaim Deed from Tony Burns to Annie Burns, as recorded on the 3rd day of November, 2010 in Instrument No. 20101103-0088107 and Deed from Gentry L. Jordan, unmarried to Tony Burns and wife, Annie Burns, as recorded on the 1st day of December, 1994 in Deed Book 9533, Page 402, in the Register's Office of Davidson County, Tennessee.

This is Improved property, known as 3878 Lunn Drive, Nashville, TN 37218.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 GRANTOR does covenant with the said GRANTEES they arelawfully 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 GRANTOR does further covenant and bind itself, its heirs and assigns, 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 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 our hands on 09/20/18.

Jane Elizabeth Schulte

Expansion Real Estate, LLC
By: Jane Elizabeth Schulte
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Jane Elizabeth Schulte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an authorized representative and Manager of Expansion Real Estate, LLC, the within named bargainor, and that she as such authorized Manager of Expansion Real Estate, LL. has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Manager of Expansion Real Estate, LLC.

Witness my hand and official seal on 09/20/18.

Morgan Harrison

NOTARY PUBLIC

My Commission Expires: 11-08-2021

Morgan Harrison
State of Tennessee Notary Public
Davidson County

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-VRES-18-3878