STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2018.

Notary Public
MY COMMISSION EXPIRES:
File No. G18-3360

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

Karen Y Johnson Davidson County
Batch# 147482 **DEEDWARR**
10/01/2018 03:32:31 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20181001-0097349

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Karen F. Smith and Stacey E. Black (NAME)	CAROLINA FINANCIAL CO. (NAME)	084-05-0-002
704 ROSEBANK AVENUE (STREET ADDRESS)	3701 ARCO CORP DR, STE 200 (STREET ADDRESS)	
NASHVILLE TN 37206 (CITY) (STATE) (ZIP)	CHARLOTTE, NC 28273 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Redemption Properties, LLC, a Limited Liability Company, and Collerry Properties, LLC, a Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen F. Smith, an unmarried woman, and Stacey E. Black, an unmarried woman as joint tenants**, 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:

Being all of Lot No. 25 on the plan of Section One, Meadow Rose Park of record in Plat Book 2083, Page 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Collerry Properties, LLC, 50% undivided interest and James M. Lane, 50% undivided interest by Warranty Deed dated June 2, 2017, from Roeun Chey and wife, Yen Loeung, recorded June 9, 2017 of record in Instrument Number 20170609-0058265, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Redemption Properties, LLC and Collerry Properties, LLC, by Quitclaim Deed dated December 4, 2017 from James M. Lane, recorded January 24, 2018, in Instrument Number 20180124-0007469, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Restrictive Covenant, Condition, or Restrictions of record in Book 2196, Page 221, recorded in the Register's Office of Davidson County Register of Deeds.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2083, Page 53, Register's Office for Davidson County, Tennessee.
3. Subject to Anchor Easement of record in Book 9540, Page 874, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 704 Rosebank Avenue, Nashville, TN 37206.

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. Whenever 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 27th day of September, 2018.

Redemption Properties, LLC, a Limited Liability Company

By: James M. Lane, Member
James Michael Lane, Member

Collerry Properties, LLC, a Limited Liability Company

By: Patricia A Keitzman, member
Patricia Ann Keitzman, Member

STATE OF Tennessee
COUNTY OF Davidson}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named James Michael Lane, Member of Redemption Properties, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of September, 2018.

Notary Public

My Commission Expires: 3/21/22

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Patricia Ann Keitzman, Member of Collerry Properties, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of September, 2018.

Notary Public

My Commission Expires: 3/21/22

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066