1,650,000.00

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **CRT File No. 180817445**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00. Affiant Subscribed and sworn to before me, this 20th day of September, 2018. Notary Public My Commission Expires: 1-3-2022

MARY FRANCES STUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kelly Dunlap 2013A Castleman Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131060B6900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hayko, LLC., a California limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelly Dunlap, a married woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, FINAL PLAT (PARTITION) RESUBDIVISION OF LOT 18 AND THE WESTERLY 1/2 OF LOT 19, BLOCK 7, OVERTON HILLS, as shown on plat of record in Instrument No. 20120222-0015194, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hayko, LLC, a California limited liability company by Warranty Deed from Brent E. Craig and Carmen A. Craig, husband and wife, recorded on the 9th day of December, 2013 in Instrument No. 20131209-0124652, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OVERTON HILLS, as recorded in Plat Book 843, Page(s) 66 and FINAL PLAT (PARTITION) RESUBDIVISION OF LOT 18 AND THE WESTERLY 1/2 OF LOT 19, BLOCK 7, OVERTON HILLS recorded at Instrument No. 20120222-0015194.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Karen Y Johnson Davidson County
Batch# 148086 **DEEDWARR**
10/02/2018 03:40:14 PM 3 pgs
Fees: $18.00 Taxes: $6,105.00

20181002-0097873

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RT-18-2013A

This is improved property located at 2013A Castleman Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2018.

Hayko, LLC.

By: _____
Melissa Moskal, Authorized Agent

PLEASE SEE ATTACHED
NOTARIAL CERTIFICATE
9/19/2018

STATE OF CALIFORNIA
COUNTY OF

Before me, the undersigned, of the State and County aforesaid, personally appeared Melissa Moskal, 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 Agent (or other officer authorized to execute the instrument) of Hayko, LLC, a California Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this _____ day of September, 2018.

_____
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

On 9/19/2018 before me, ARISTEO GERARDO RIVERA SILVA, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared MELISSA MOSKAL,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ARISTEO GERARDO RIVERA SILVA
Commission # 2094135
Notary Public - California
Los Angeles County
My Comm. Expires Dec 19, 2018

Signature _____ (Seal)