WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149844 DEEDWARR
10/08/2018 12:47:27 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20181008-0099604

A-KW-18-01504

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Beata E. Matthews	**LoanDepot.com, LLC**	
(NAME) **1504 Edgehill Ave.**	(NAME) **4800 N Scottsdale Road Suite 300**	**105-01-3C-002.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Scottsdale, AZ 85251**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LMI DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BEATA E. MATTHEWS, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, 1506 Edgehill Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1506 Edgehill Avenue Townhomes of record in Instrument Number 20170315-0025190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lincoln Management and Investment Services, LLC by Warranty Deed from James A. Hammonds, Sr. and Deborah R. Hammonds of record in Instrument No. 20161004-0104825 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 4, 2016.

Being a portion of the same property conveyed to LMI Development Group, LLC by Quitclaim Deed from Lincoln Management and Investment Services, LLC of record in Instrument No. 20170315-0025189 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 15, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 83, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170315-0025190, Register's Office for Davidson County, Tennessee.
- Charter for 1506 Edgehill Avenue Townhomes of record in Instrument Number 20170322-0027760, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1504 Edgehill Ave., Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this the 5 DAY OF OCTOBER, 2018.

LMI Development Group, LLC, a Tennessee Limited Liability Company

BY: _____
Jason Lincoln
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON LINCOLN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of LMI DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of October, 2018.

_____
Notary Public
My Commission Expires: 6-7-19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212