Karen Y Johnson Davidson County
Batch# 155181 DEEDWARR
10/30/2018 02:39:30 PM 2 pgs
Fees: $13.00 Taxes: $534.65
20181030-0107450

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2018.

Notary Public

COMMISSION EXPIRES: 5 to 19

SHANNON PHELBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2019

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JANINE RAMIREZ	Citibank, N.A.	029-00-0-089
(NAME)	(NAME)	
35-47 172nd St. APT E 3	1000 Technology Drive	
(ADDRESS)	(ADDRESS)	
Flushing, NY 11358	O'Fallon, MO 63368	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Asset Management, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANINE RAMIREZ, Individual,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a set iron pin in the Northern right-of-way of Happy Hollow Lane, being the southwest corner of this herein described parcel of land; thence leaving said right-of-way N 05°24'46" W, 43.28' to an iron pin found; thence N 70°33'33" W 17.39' to a set iron pin; thence N 25°46'18" E, 59.21' to a set iron pin; thence S 66°08'18" E 121.62' to a found iron pin with cap lying in a creek; thence S 32°42'33" W, 98.20' to a set iron pin in the Northern right-of-way of Happy Hollow Lane; thence with said right-of-way N 64°57'27" W, 70.00' to the Point of beginning, containing 10,052.74 square feet, 0.23 acres.

Being the same property conveyed to Asset Management, LLC, a Tennessee Limited Liability Company by Deed dated June 2, 2017 from Father Ryan High School, Inc., recorded June 5, 2017, in Instrument Number 201706050056088, in the Official Records of Davidson County, Tennessee. In the consideration amount of $82,000.00

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5849 Happy Hollow Lane (House Number) (Street) — (P.O. Address) Joelton, TN (City or Town) 37080 (Postal Zip)

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, successors 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, 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 this 29th day of October, 2018.

Asset Management, LLC, a Tennessee Limited Liability Company

By: _____, member
Eliot Houser, Member

By: _____, member
Kris Houser, Member

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Eliot Houser and Kris Houser, Members of Asset Management, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained as Members of Asset Management, LLC.

WITNESS my hand and seal this 29th day of October, 2018.

_____

Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2019

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9/7/2020

_____
Notary Signature

My Commission Expires: September 7, 2020