WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,275.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020 (AFFIX SE

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 7, 2020

R-BR-18-517A

Karen Y Johnson Davidson County
Batch# 156424 DEEDWARR
11/02/2018 03:13:17 PM 2 pgs
Fees: $13.00 Taxes: $1,699.32

20181102-0108987

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:	
Kristopher F. Rake and Elizabeth Blake	SIRVA Mortgage, Inc.	
(NAME)	(NAME)	**094-01-0F-001.00-CO**
517 A S 13th Street	6200 Oak Tree Blvd. Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Independence, OH 44131	
(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, **MICHAEL N. BENNETT AND MANUEL RODRIGUEZ, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTOPHER F. RAKE, AN UNMARRIED MAN, AND ELIZABETH BLAKE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 No. A as shown on Exhibit "C" in the Declarations or covenants, Conditions and Restrictions for Homes at 517 S. 13th, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument No. 20160225-0018031, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael N. Bennett and Manuel Rodriguez, married to each other by Warranty deed from Scruggs Homes, GP, a General Partnership of record in Instrument No. 20180619-0058803 Register's Office for Davidson County, Tennessee, dated June 14, 2018 and recorded on June 19, 2018.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160225-0018031, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **517 A S 13th Street, Nashville, Tennessee 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 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 31st DAY OF OCTOBER, 2018.

Michael N. Bennett

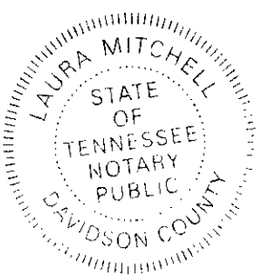
Manuel Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL N. BENNETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

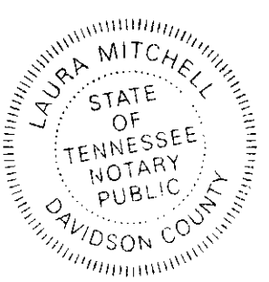


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MANUEL RODRIGUEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



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