WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2952

WARRANTY DEED

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Y-VRES-18-5828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-28-19
(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)
Nathan Hoover and Kristin Droege	Mortgage Investors Group	
(NAME) **5828 Leslie Avenue**	(NAME) 8320 East Walker Springs Lane #200	**091-10-0-431.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Knoxville, TN 37923	
(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, **COMMUNITY REDEVELOPMENT ACQUISITIONS 2017, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN HOOVER, SINGLE AND KRISTIN DROEGE, SINGLE, AS JOINT TENANTS WITH RIGHTS 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 Lot No. 58 on the Plan of Subdivision of Lots 39 and 40 in the division of B. F. Cockrill Farm of record in Plat Book 332, Page 41, 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 the same property conveyed to Community Redevelopment Acquis Acquisitions 2017, LLC by Warranty Deed from Amanda Dean, Trustee of the Leslie Avenue Trust of record in Instrument No. 20180131-0009924 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on January 31, 2018.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5828 Leslie Avenue, Nashville, Tennessee 37209**.

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.

Karen Y Johnson Davidson County
Batch# 158535 **DEEDWARR**
11/13/2018 12:39:53 PM 2 pgs
Fees: $13.00 Taxes: $937.95

20181113-0111714

Witness my/our hand(s) this the 30th DAY OF OCTOBER, 2018.

Community Redevelopment ~~Acquisitions~~ 2017, LLC

BY: _____
Andrew Jewett
Authorized Agent

STATE OF ~~TENNESSEE~~ La California
COUNTY OF ~~DAVIDSON~~ La Los Angeles

Before me, the undersigned Notary Public, personally appeared ANDREW JEWETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of COMMUNITY REDEVELOPMENT ACQUISITIONS 2017, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 30th of October, 2018.

_____
Notary Public
My Commission Expires: 12-16-21
(SEAL)

LISA ARAQUE
COMM. #2222362
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 16, 2021

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