Karen Y Johnson Davidson County
Batch# 164372 DEEDWARR
11/21/2018 11:05:50 AM 2 pgs
Fees: $13.00 Taxes: $586.83
20181121-0114578

# WARRANTY DEED




State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,004.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Dieumerci Ilinke Mbo | Highlands Residential Mortgage, LTD | 149-11-0-A-050.00CO |
| (NAME) | (NAME) | |
| 1313 Rice Hill Cir. | 12001 N. Central Expressway, Ste 750 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Dallas, TX 75243 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LM Rentals, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dieumerci Ilinke Mbo, a single man,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 50 on the Plan of Phase 3, Rice Hill of record in Plat Book 6900, Page 292, 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 LM Rentals, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 06/30/2016 from Jeremy A. Collins, an unmarried man of record in Official Records Instrument No. 201607070069785, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1313 Rice Hill Cir., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 hands this 19th day of November, 2018.

LM RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Preston Lohmeyer
LM Rentals, LLC

State of Tennessee
County of Williamson

Personally appeared before me LM Rentals, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of November, 2018.

Notary Public: Kelly Greene Elrod
My Commission Expires: August 16, 2020

File No.: 18-9123

KELLY GREENE ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020