Karen Johnson Davidson County
Batch# 189521 DEEDWARRSP
01/29/2019 04:11:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190129-0008649

Prepared By:	Property Address:	Return To:	Property Owner and Taxes to be Paid by:
BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Ste 310 Atlanta, GA 30341	8180 Middlewick Lane Nolensville, TN 37135	BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Ste 310 Atlanta, GA 30341	SECRETARY OF VETERANS AFFAIRS, Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203 Tax Parcel ID #:186040A11600CO

Grantor(s):	Grantee(s):
Reliance First Capital, LLC (All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, and feminine as in each case required by context.)	**Secretary of Veterans Affairs, an Officer of the United States of America, its successors and assigns**

TENNESSEE SPECIAL WARRANTY DEED

WITNESSETH: That the aforesaid Grantor, for and in consideration of the sum of one dollar ($1.00) and other good and valuable consideration paid in hand to him, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of TN, and being hereinafter described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN INSTRUMENT #16-73225 AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 309 ON THE PLAN OF FINAL PLAT BURKITT PLACE, PHASE 2B, CLUSTER LOT SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20070222-0021966, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO (1) ALL MATTERS SHOWN ON THE PLAT OF RECORD IN PLAT INSTRUMENT NO. 0070222-0021966; (2) COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED OF RECORD IN INSTRUMENT 20060306- 0025388; (3) DEED

CID706259 *DID200032*

EASEMENT CONTAINED IN WARRANTY DEED OF RECORD IN BOOK 1481, PAGE 273; (4) EASEMENT AND CONTRIBUTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20050816-0096915; (5) AGREEMENT FOR DEDICATION OF EASEMENT OF RECORD IN INSTRUMENT NO. 20050908-0108101; (6) EASEMENT AGREEMENT OF RECORD IN INSTRUMENT NO. 20060317-0030915; (7) STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060427-0048083; (8) INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES OF RECORD IN INSTRUMENT NO. 20070724-0067659; (9) BOUNDARY MAP OF RECORD IN INSTRUMENT NO. 20050920-0113225; (10) QUIT CLAIM DEED OF RECORD IN INSTRUMENT NO. 20071220-0145868; (11) ASSIGNMENT OF DEVELOPER'S RIGHTS OF RECORD IN INSTRUMENT NO. 20120106-0001500, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS FURTHER SUBJECT TO (1) ALL APPLICABLE ZONING ORDINANCES (2) UTILITY, SEWER, DRAINAGE AND OTHER EASEMENTS OF RECORD, (3) ALL SUBDIVISION/CONDOMINIUM ASSESSMENTS, COVENANTS, BYLAWS, RESTRICTIONS, DECLARATIONS AND EASEMENTS OF RECORD, (4) BUILDING RESTRICTIONS, AND (5) OTHERS MATTERS OF PUBLIC RECORDS.

APN: 186040A11600C0

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO CURTIS ANTHONY DEWEY, AN UNMARRIED MAN, FROM TOBIAS C. CAHOON AND MALISSA A. CAHOON, HUSBAND AND WIFE, RECORDED ON JULY 18, 2016, IN INSTRUMENT #20160718-0073225, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNSSEE.

COMMONLY KNOWN AS 8180 MIDDLEWICK LN, NOLENSVILLE, TN 37135

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

AND THE GRANTOR does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

THE AFORESAID grant of title is subject to the following exceptions:

1. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

THE GRANTOR acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds as Instrument 201812100119949.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 28th day of January, 2019.

Reliance First Capital, LLC

Michael Nennig (Printed Name)

Authorized Signer (Title)

STATE OF Illinois }
}
COUNTY OF Lake }

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Authorized Signer, Michael Nennig (officer), 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 Authorized Signer, Michael Nennig (title) (or other officer authorized to execute the instrument) of Reliance First Capital, LLC, the within named bargainor, a corporation, and that such Authorized Signer, Michael Nennig (title) or officer as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Signer, Michael Nennig (title).

Witness my hand and seal of office this the 28th day of January, 2019.

Notary-Public

My Commission Expires: 02/17/2021

OFFICIAL SEAL
GINA RODRIGUEZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/17/21

18-06179

STATE OF Illinois }
}
COUNTY OF Lake }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $367,298.50. **(Tax Exempt – Vesting Title into Government Entity – Secretary of Veterans Affairs, an Officer of the United States of America)**

Paula Borshell
Affiant Authorized Signer, Paula Borshell

STATE OF Illinois }
}
COUNTY OF Lake }

Sworn to and Subscribed before me this 28th day of January, 2019.

Gina Rodriguez
Notary-Public

My Commission Expires: 02/17/2021

OFFICIAL SEAL
GINA RODRIGUEZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/17/21

18-06179

True Copy Certification

I, Angela Malloy, 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.

Angela Malloy
Signature

State of North Carolina

County of New Hanover

Personally appeared before me, Leslie Laforest, a notary public for this county and state, Angela Malloy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leslie Laforest
Notary's Signature

My Commission Expires: JUN 26 2019
Notary' Seal (if on paper)

LESLIE LAFOREST
NOTARY PUBLIC
NEW HANOVER COUNTY, NC