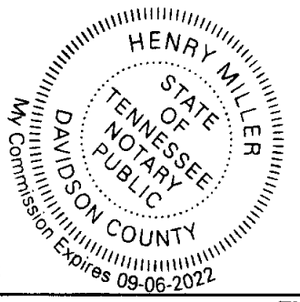
WARRANTY DEED



J-AR-19-1616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 206495 **DEEDWARR**
03/15/2019 03:00:03 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20190315-0023995

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Keren Rozensher	**Access National Mortgage**	
(NAME)	(NAME)	**81-11-277.00**
1616 17th Avenue North	**1800 Robert Fulton Drive Suite 350**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Reston, VA 20191**	
(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, **CAPT. DAN REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEREN ROZENSHER, SINGLE WOMAN,** 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 the southerly one-half of Lot 373, D. T. McGavock and Others Addition, as shown on plat of record in Plat Book 21, Page 41, in the Register's Office for said County.

Said part of said lot fronts 50 feet on the Easterly side of 17th Avenue North, formerly James Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Capt. Dan Real Estate, LLC, a Tennessee limited liability company, by Warranty Deed from Althea M. Johnson, unmarried, recorded May 30, 2018 in Instrument No. 20180530-0051366, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Subject to 2019 Property Taxes and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1616 17th Avenue North, Nashville, Tennessee 37208**.

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 14th DAY OF MARCH, 2019.

Capt. Dan Real Estate, LLC

BY:_____
Paul Hinman
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of CAPT. DAN REAL ESTATE, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of March, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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