WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310.000.00.

Affiant

Subscribed and sworn to me on 03/15/19.

NOTARY PUBLIC
My Commission Expires: 6/1/2020

Karen Johnson Davidson County
Batch# 207006 DEEDWARR
03/18/2019 11:23:49 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20190318-0024401

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
RONALD BROOKS KATIE BROOKS 1015 Fatherland Street, #308 Nashville, TN 37206	MOVEMENT MORTGAGE, LLC. 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707	083-13-0B-308.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DER Holdings, LLC, a New Jersey limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ronald Brooks and Katie Brooks, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit Number 308, with a street address of 1015 Fatherland Street, Nashville, Tennessee 37206, as shown on the Revised condominium Plat which is attached to the Second Amendment to the Master Deed of 37206 Building of record as Instrument No. 20061023-0131425 as re-recorded in Instrument No. 20061101-0135575 and as re-rerecorded in Instrument No. 20061113-0140782 and amended in Instrument No. 20070112-0005378 and amended in Instrument No. 20140117-0004964 and subject to all terms and conditions of the Master Deed of record in Instrument No. 20051006-0120763, as amended, all of the Register's Office for Davidson County, Tennessee, to which plat reference is made for location of the above referenced unit.
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> Being the same property conveyed by Warranty Deed from 711 N12, LLC, a Tennessee limited liability company to Der Holdings, LLC, a New Jersey limited liability company, as recorded on the 12th day of June, 2017 in Instrument No. 20170612-0058880; Quitclaim Deed from Jeffrey Coplan to 711 N12 LLC, a Tennessee Limited Liability Company, as recorded on the 30th day of March, 2016 in Instrument No. 20160330-0030226; Quitclaim Deed from 711 N12 LLC, a Tennessee limited liability company to Jeffrey Coplan, as recorded on the 21st day of December, 2012 in Instrument No. 20121221-0117944; Quitclaim Deed from 1015 Fatherland 308, LLC, a Tennessee limited liability company to 711 N12, LLC, a Tennessee limited liability company, as recorded on the 16th day of December, 2010 in Instrument No. 20101216-0100221; Quitclaim Deed from Jeffrey W. Coplan and Moussa Toukou to 1015 Fatherland 308, LLC, a Tennessee limited liability company, as recorded on the 2nd day of September, 2008 in Instrument No. 20080902-0089305; Quitclaim Deed from Jeffrey W. Coplan, a married man to Jeffrey W. Coplan and Moussa Toukou, as recorded on the 22nd day of May, 2007 in Instrument No. 20070522-0060903 and Warranty Deed from M & P Capital, LLC, a Florida Limited Liability Company to Jeffrey W. Coplan, as recorded on the 14th day of May, 2007 in Instrument No. 20070514-0057508, in the Register's Office of Davidson County, Tennessee.
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> This is Improved property, known as 1015 Fatherland Street, #308, Nashville, TN 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR

does covenant with the said GRANTEES they 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 GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 03/15/19.

DER Holdings, LLC

By: Dino E. Robusto
Its: Sole Member

STATE OF Illinois
COUNTY OF Cook

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Dino E. Robusto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized representative and Sole Member of DER Holdings, LLC, the within named bargainor, and that he as such authorized Sole Member of DER Holdings, LLC has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member of DER Holdings, LLC.

Witness my hand and official seal on 03/13/19.

Camille R. Gifford
NOTARY PUBLIC

My Commission Expires: 06/09/2021

"OFFICIAL SEAL"
CAMILLE R GIFFORD
Notary Public, State of Illinois
My Commission Expires 06/09/2021