WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

JM-VRES-19-2133

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)
Tracy Miller, Jr.	**Everett Financial Inc., dba Supreme Lending**	
(NAME) **2133 West Richmond Hill Drive**	(NAME) **14801 Quorum Drive, Suite 300**	**50-13-34.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Dallas, TX 75254**	
(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, **BENEFICIAL BUYERS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRACY MILLER, JR., A SINGLE MAN,** 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. 35 on the Plan of Golden Valley Estates, Section One, of record in Plat Book 4175, Page 142, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Beneficial Buyers, LLC, a Tennessee Limited Liability Company by Warranty Deed from Residential Associates, LLC, a Tennessee Limited Liability Company, recorded February 6, 2018 in Instrument No. 20180206-0012065, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 4175, Page 142, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4447, Page 108 and amended in Book 4447, Page 594, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2133 West Richmond Hill Drive, Nashville, Tennessee 37207**.

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 Johnson Davidson County
Batch# 207238 **DEEDWARR**
03/19/2019 09:19:28 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20190319-0024726

Witness my/our hand(s) this the 15th DAY OF MARCH, 2019.

Beneficial Buyers, LLC

BY: _____, member
Patrick Orlando Sanders
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK ORLANDO SANDERS, 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 MEMBER of BENEFICIAL BUYERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of March, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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