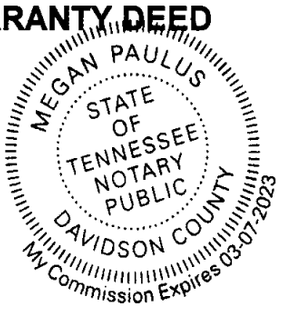
WARRANTY DEED



W-VRES-19-5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00.

Sarah Ruth Schuberth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2019.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 213611 **DEEDWARR**
04/03/2019 02:38:25 PM 2 pgs
Fees: $13.00 Taxes: $542.05

20190403-0030416

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Sarah Ruth Schuberth	**Broker Solutions Inc., Dba New American Funding, and or It's Warehouse Lender**	
(NAME)	(NAME)	**33-4-A-5.00CO**
5 Rolling Meadows Drive	**14511 Myford Road, Suite 100**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Tuston, CA 92780**	
(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, **HEATHER KELLOGG, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH RUTH SCHUBERTH, A 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 Lot No. 5 on the Revised Plan of Rolling Meadows, Phase 1, Section 1-A, of record in Plat Book 6250, Page 975, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Heather Kellogg, unmarried woman, by Warranty Deed from LRW Holdings, LLC, a Delaware Limited Liability Company, recorded October 26, 2016 in Instrument No. 20161026-0112889, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 975, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 6593, Page 194 and Book 6926, Page 472, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 6595, Page 734, Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to Homeowner's Association of record in Book 6926, Page 470, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20121114-0104724, 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: **5 Rolling Meadows Drive, Goodlettsville, Tennessee 37072**.

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 2nd DAY OF APRIL, 2019.

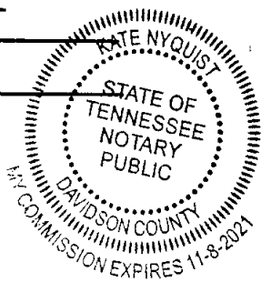
Heather Kellogg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER KELLOGG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



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