Karen Johnson Davidson County
Batch# 217498 DEEDWARR
04/15/2019 09:41:03 AM 2 pgs
Fees: $13.00 Taxes: $658.60
20190415-0033923

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Nancy Durham
363 Yorkshire Circle
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Broker Solutions Inc.,
dba New American Funding
P.O. Box 2968
Kennesaw, Georgia 30156

MAP 161
GROUP 11 0C
PARCEL 027.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **One Nine Investments, LLC, a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Nancy Durham, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 502, Building E, on the plan of Resubdivision of Lot 2, Phase IV, Villages of Brentwood, of record in Plat Book 6900, Page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to One Nine Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Kaitlin M. Grigsby, an unmarried woman, dated January 9, 2017 and filed of record in Instrument No. 20170110-0002777, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2019 taxes and subsequent years.
2. Matters shown on the recorded plat of Resubdivision of Lot 2, Phase IV, Villages of Brentwood, of record in Plat Book 6900, Page 614, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 7231, Page 789 and Book 7494, Page 689, said Register's Office.
4. Charter of Homeowners Association of Villages of Brentwood record Book 6158, Page 352, of said Register's Office.
5. Property is subject to any and all restrictions, easements, and conditions of record in Register's Office for Davidson County.

This is improved property known as 363 Yorkshire Circle, Nashville, Tennessee 37211.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nancy Durham, unmarried, her heirs and assigns, forever, and, GRANTOR does covenant with the said

GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this the 11th day of April, 2019.

One Nine Investments, LLC, a Tennessee Limited Liability Company

By: Michael L. Ray, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Michael L. Ray,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **One Nine Investments, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 11th day of April, 2019.

NOTARY PUBLIC
My Commission Expires: 1/3/23

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $178,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of April, 2019.

NOTARY PUBLIC
My Commission Expires: 1-23-23

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY