WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Chasity Reynolds and Joshua Dorantes	SWBC Mortgage Corporation	136 13 0 048.00
(NAME)	(NAME)	Karen Johnson Davidson County
526 Rural Hill Road	9311 San Pedro, Suite 100	Batch# 231010 DEEDWARR
(ADDRESS)	(ADDRESS)	05/16/2019 12:20:30 PM 3 pgs
Nashville, TN 37217	San Antonio, TX 78216	Fees: $18.00 Taxes: $980.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190516-0046293

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Spartan Properties, LLC, a Michigan Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chasity Reynolds, a single woman, and Joshua Dorantes, a single man, Tenants in common with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a 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. 98 on the Plan of Edge-O-Lake Estates, Section 4 of record in Plat Book 3600, Page (s) 87 and 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John H. Redmond and wife, Sarah D. Redmond by Warranty Deed from Richard Lynn Roth and wife, Stephanie A. Roth dated August 31, 1999 and recorded September 1, 1999 in Book 11644, Page 420, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Sarah D. Redmond dated November 30, 2018 and recorded December 12, 2018 as Instrument No. 20181212-0120917, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Spartan Properties, LLC, A Michigan Limited Liability Company by Warranty Deed from Music City Holdings, LLC, A Texas Limited Liability Company dated November 30, 2018 and recorded December 12, 2018 as Instrument No. 20181212-0120918, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1903287FC

unimproved ☐

This is improved ☒ property, known as 526 Rural Hill Road, Nashville, TN 37217

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 heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 15th day of May, 2019

Spartan Properties, LLC, a Michigan Limited Liability Company

BY: _____

Brent Wheeler
Representative

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brent Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Spartan Properties, LLC, a Michigan Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as such aforesaid authorized member.

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

_____

Notary Public

My Commission Expires: 7-26-21

(SEAL)

JODI JACKSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: GRN-1903287FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)