WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX)

R-BR-19-003254

Karen Johnson Davidson County
Batch# 232936 **DEEDWARR**
05/21/2019 03:00:56 PM 2 pgs
Fees: $13.00 Taxes: $873.20

20190521-0048030

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)
Philip Rolf Krajeck and Anastasia Jaime Krajeck	U.S. Bank National Association	
(NAME) 909 Oak Street	(NAME) 3151 Highland Pointe Drive	**050-15-0-159.00**
(ADDRESS) Nashville, TN 37216	(ADDRESS) Owensboro, KY 42303	
(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, **FLIPPIN VENTURES, LLC, A TENNESSEE LIMITED LIABILITY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIP ROLF KRAJECK AND ANASTASIA JAIME KRAJECK, HUSBAND AND WIFE,** 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: PRK AJK

Land in Davidson County, Tennessee, being Lot No. 463 on the Plan of Section Three, Parkwood Estates of record in Plat Book 3300, Page 31, 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 Raul A. Garcia Herrera, married by Cash Deed for Tennessee deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C of record in Instrument No. 20120416-0032469 Register's Office for Davidson County, Tennessee, dated April 13, 2012 and recorded on April 16, 2012.

Being the same property conveyed to Flippin Ventures LLC, a Tennessee Limited Liability Company by Warranty deed from Raul A. Garcia Herrera, unmarried of record in Instrument No. 20180226-0017995 Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded on February 26, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 3300, Page 31, 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: **3254 Vailview 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.

Witness my/our hand(s) this the 20th DAY OF MAY, 2019.

Flippin Ventures, LLC

BY: _____
Mark Rothschild
Member and Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK ROTHSCHILD, 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 AND AUTHORIZED AGENT of FLIPPIN VENTURES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER AND AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of May, 2019.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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