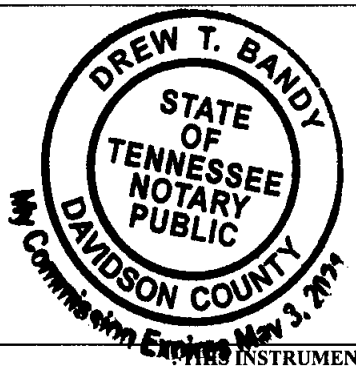
# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $339,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2019.

Notary Public

My commission expires: 5/3/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 240018 DEEDWARR
06/06/2019 01:08:08 PM 2 pgs
Fees: $13.00 Taxes: $1,254.30

20190606-0054283

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers |
|---|---|---|
| Thomas P. Wills<br>Jennifer L. Miedema | Mortgage Investors Group | 181010B33200 |
| 6586 Sunnywood Drive | 8320 E Walker Springs Ln #200 | |
| Nashville, TN 37211 | Knoxville, TN 37923 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FIVE OCLOCK SW, LLC, A VIRGINIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER L. MIEDEMA, AN UNMARRIED WOMAN AND THOMAS P. WILLS, AN UNMARRIED MAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 17 on the Plan of Phase Five, Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20150721-0071320, 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 Naomi Van Winkle, unmarried by Warranty deed from Yazdian Development Group, Inc. of record in Instrument No. 20160314-0024019 Register's Office for Davidson County, Tennessee, dated March 14, 2016 and recorded on March 14, 2016.

Being the same property conveyed to Joseph Schneider and Nancy Schneider, husband and wife by Warranty deed from Naomi Van Winkle of record in Instrument No. 20180323-0027714 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 23, 2018.

Being the same property conveyed to Five O'Clock SW, LLC by Quitclaim deed from Joseph Schneider and Nancy Schneider, husband and wife of record in Instrument No. 20181219-0123504 Register's Office for Davidson County, Tennessee, dated December 19, 2018 and recorded on December 19, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6586 Sunnywood Drive Nashville, TN 37211, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of May, 2019.

**Five Oclock SW, LLC, a Virginia Limited Liability Company**

**By:** _____
**James E. Kiefhaber, President/CEO**

STATE OF VA
COUNTY OF Virginia Beach

Before me, Cassandra R Harris of the state and county mentioned, personally appeared James E. Kiefhaber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President/CEO of Five Oclock SW, LLC, the within named bargainor, a Limited Liability Company, and that such James E. Kiefhaber as such President/CEO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President/CEO.

Witness my hand and seal this 30th day of May, 2019.

_____
Notary Signature

Printed Name: Cassandra R. Harris

My commission expires: 3-31-22

CASSANDRA R HARRIS
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAR. 31, 2022
COMMISSION # 7032096