WARRANTY DEED

Karen Johnson Davidson County
Batch# 244525 DEEDWARR
06/17/2019 02:49:46 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20190617-0058141

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 03-07-2023

R-PR-19-100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

William S. Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William S. Garner and Tiffany Garner	**CAPSTAR Bank**	
(NAME)	(NAME)	**084-14-0-161.00**
100 Dellrose Drive	**2002 Richard Jones Road, Suite A300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37215**	
(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, **FORERO INVESTMENTS CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM S. GARNER AND TIFFANY GARNER, 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:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Section Two, Donelson Meadows of record in Plat Book 2133, Page (s)100 and 101, 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 Forero Investments Corporation by Warranty deed from Homefront Property Solutions, LLC, a Tennessee limited liability company of record in Instrument No. 20181226-0125256 Register's Office for Davidson County, Tennessee, dated December 21, 2018 and recorded on December 26, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 2133, Page (s) 100 and 101, 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: **100 Dellrose Drive, Nashville, Tennessee 37214**.

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 12th DAY OF JUNE, 2019.

Forero Investments Corporation

BY: _____ President
Eric Forero
President

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ BROWARD

Before me, the undersigned Notary Public, personally appeared ERIC FORERO, 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 the PRESIDENT of FORERO INVESTMENTS CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 12th of June, 2019.

_____
Notary Public **Michele Sciortino**
My Commission Expires: 7/13/2020
(SEAL)

Michele Sciortino
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG011581
Expires 7/13/2020

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