39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 278451 DEEDWARR
09/03/2019 12:20:36 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20190903-0088480

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/3/20
(AFFIX SEAL)

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-127

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher Rowley	QUICKEN LOANS	081-15-0-018.00
(NAME)	(NAME)	
1516 23rd Avenue North	1050 WOODWARD AVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	DETROIT, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Room For Hope, LLC, a Tennessee limited liability company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Christopher Rowley, a single man** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Lot 139, S.A. CHAMPION'S SUBDIVISION, as shown on plat of record in Plat Book 161, Page 132, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 139 fronts 50 feet to the East side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Room for Hope, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Nick Dorroll and Aimee Dorroll, husband and wife, of record in Instrument No. 20180412-0034743, in the Register's Office of Davidson County, Tennessee, dated April 12, 2018 and recorded on April 12, 2018.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for the year 2019 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law, and (7) all other matters of public record.

This is property located at 1516 23rd Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the matters stated herein. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the matters stated herein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of the 27th day of August, 2019.

GRANTOR:

ROOM FOR HOPE, LLC

By: BPI CRABTREE FAMILY INVESTMENTS II, LLC,
its Managing Member
By: BPI Crabtree Family Investments, LLC, Managing Member

By: _____
David P. Crabtree, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President ~~of~~ BPI Crabtree Family Investments II, LLC, the managing member of Room For Hope, LLC, the within named grantor, and that he, being duly authorized, executed the foregoing instrument on behalf of the company.

BPI CRABTREE FAMILY INVESTMENTS. LLC, MANAGING MEMBER OF

WITNESS my hand, at office, this 27 day of August, 2019.

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 06-03-21