WARRANTY DEED

Karen Johnson Davidson County
Batch# 283777 DEEDWARR
09/10/2019 04:04:02 PM 2 pgs
Fees: $13.00 Taxes: $1,032.30

20190910-0091609

J-C-19-2701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

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)
Aaron Polanco	**Southwest Funding, LP**	
(NAME) **2701 Pennington Bend Road**	(NAME) **13150 Coit Road #100**	**062-00-0-270.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Dallas, TX 75240**	
(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, **REBECCA B. KAZANOFSKI, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON POLANCO, A SINGLE MAN,** 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. 2 on the Plan of Final Plat of J. R. Spencer Property of record in Plat at Instrument No. 20121005-0091384, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said property is subject to a 20' Driveway Easement, as described below:

Beginning at a point, in the Easterly margin of Pennington Bend Road, said point being located from an iron pin (old), in the Easterly margin of Pennington Bend Road, the Southwest corner of a tract of land which belongs to a William A. Strasser having a deed reference is Deed Book 11219, Page 138, Register's Office for Davidson County, Tennessee, South 01 degree 17 minutes 39 seconds West, 80.36 feet to the point of beginning, the Northwest corner of the easement, and continuing with a new line, as follows: South 88 degrees 42 minutes 21 seconds East, 135.00; thence, South 01 degree 17 minutes 39 seconds East 20.00 feet, to the point of beginning, according to survey by Steven E. Artz, Tennessee License No. 1708, D/B/A, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated October 22, 2010.

Being the same property conveyed to Revision Homes, LLC by Warranty deed from Russell M. Cooper and Bethany P. Cooper, husband and wife of record in Instrument No. 20170517-0048660 Register's Office for Davidson County, Tennessee, dated May 15, 2017 and recorded on May 17, 2017.

Being the same property conveyed to Rebecca B. Kazanofski, a married woman by Quitclaim deed from Revision Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20181207-0119291 Register's Office for Davidson County, Tennessee, dated December 04, 2018 and recorded on December 07, 2018.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20121005-0091384, Register's Office of Davidson County, Tennessee.
- 20' Common Driveway Easement of record in Instrument Number 20151124-0119396, in the 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: **2701 Pennington Bend Road, 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 6th DAY OF SEPTEMBER, 2019.

Rebecca B. Kazanofski by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of REBECCA B. KAZANOFSKI, and who acknowledged he/she/they executed the same as the free act and deed of the said REBECCA B. KAZANOFSKI.

Witness my hand and official seal, this the 6th of September, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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