Karen Johnson Davidson County
Batch# 328970 DEEDWARR
12/13/2019 08:58:25 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00
20191213-0128602

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Avram E. Rosenbaum
5706 17th Ave. NW, Unit 70254
Seattle, WA 98127

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
loanDepot.com, LLC
26642 Towne Centre Drive
Foothill Ranch, CA 92610

MAP/PARCEL:
081-16-0K-005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **BP & A PROPERTIES, LLC, a Tennessee Limited Liability Company,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **AVRAM E. ROSENBAUM, unmarried,** hereinafter called the "GRANTEE, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Being all of Unit No. 5, BUENA VISTA TOWNS, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Buena Vista Towns of record in Instrument No. 20160802-0079445, Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Buena Vista Towns, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20160802-0079445, in the Register's Office of Davidson County, Tennessee, for a more complete identification and description of said Unit.

Being the same property conveyed to BP & Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated October 20, 2017, of record in Instrument No. 20171023-0108573, Register's Office of Davidson County, Tennessee.

The captioned property is subject to restrictive covenants per plat and of record in Instrument No. 20160802-0079445, Register's Office of Davidson County, Tennessee.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 1112 11th Avenue North, Nashville, Tennessee 37208.

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, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 ITS HAND this 5th day of December, 2019.

BP & A PROPERTIES, LLC
a Tennessee Limited Liability Company

By: _____
BRYAN PRINCE, Member

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

BEFORE ME, the undersigned authority of the State and County aforesaid, personally appeared **Bryan Prince,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a Member of **BP & A PROEPRTIES, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such authorized Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such authorized Member.

WITNESS MY HAND and official seal at office on the 5th day of December, 2019.

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

_____
NOTARY PUBLIC
My Commission Expires: 2-17-20

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$620,000.00.**

_____
AFFIANT

Subscribed and sworn to before me on this 5th day of December, 2019.

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

_____
NOTARY PUBLIC
My Commission Expires: 2-17-20