Karen Johnson Davidson County
Batch# 329882 DEEDWARR
12/16/2019 08:39:46 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20191216-0129088

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072
BTA# 2019111125

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Laura Catherine Martinez 2604 Deerfield Drive Nashville, TN 37208	Laura Catherine Martinez C/O Canopy Mortgage 360 Technology Court, Ste. 200 Lindon, UT 84042	081-06-0-048.00

WARRANTY DEED

THIS INDENTURE, made this 13th day of December, 2019 between **REDEMPTION PROPERTIES, LLC**, a Tennessee limited liability company with its principal place of business in Davidson County, Tennessee ("Grantor") and **LAURA CATHERINE MARTINEZ**, unmarried, resident of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Cumberland Gardens, Section Four of record in Book 3106, Page 24, 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 Lot No. 1 fronts 52.0 feet on the northerly side of Deerfield Dr and runs back between lines, 163.8 feet on the westerly side and 138.2 feet on the easterly side to a line in the rear on which it measures 65.4 feet.

BEING the same property conveyed to Redemption Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20190919-0095009 in the Register's Office for Davidson County, Tennessee, dated September 17, 2019 and recorded on September 19, 2019.

BEING also known as 2604 Deerfield Drive Nashville, Tennessee 37208.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title

thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

REDEMPTION PROPERTIES, LLC

BY: _____, member
SHANNON LEE LANE
MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, Shannon Lee Lane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Member of **REDEMPTION PROPERTIES, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that as such Member executed the within instrument for the purposes therein contained, by signing the name of the Limited Liability Company by herself as Member.

Witness my hand at office this the 13th day of December, 2019.

_____
Notary Public

My Commission Expires: 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$195,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

_____
Affiant/Grantee

Subscribed and sworn to before me this 13th day of December, 2019.

_____
Notary Public
My commission expires: 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY