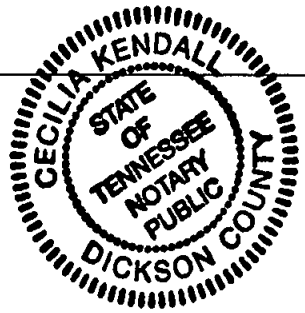


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2020. Cecilia Kendall

Notary Public

MY COMMISSION EXPIRES: 9-18-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAMUEL P. KLEMZ, ET AL	NEW AMERICAN FUNDING	061-11-0-255.00
(NAME) 1133 MCALPINE AVE.	(NAME) 14511 MYFORD ROAD, SUITE 100	
(ADDRESS) NASHVILLE, TN 37216	(ADDRESS) TUSTIN, CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **201812WY-21, LLC, A WYOMING LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL P. KLEMZ, UNMARRIED, AND ANNA-MARIE SETTINE, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being parts of Lots Nos. 7 and 9 on the Plan of Kennedy and Graves' Subdivision of Monte Vista, as of record in Book 421, Page 143, Register's Office for said County, known as Tract 4 on the Plan of Re-Subdivision of said Lots Nos. 7 and 9, not of record described according to a survey made by H.R. Swann, Jr. Surveyor, June 20, 1953 as follows:

Beginning on the northerly margin of McAlpine, formerly Alpine Avenue, 110 feet east of the line between Lots Nos. 5 and 7, being the southeast corner of property conveyed to Henry S. Baker and wife, by deed from R.E. Ellis and wife, of record in Book 1579, Page 147, said Register's Office; thence with said Baker's easterly line, northwardly 178 feet to an iron pin, Baker's northeast corner; thence with his northerly line, westwardly 60 feet to an iron pin in the easterly line of the property conveyed to Landon C. Hicks, Jr., and wife, by deed from R.E. Ellis and wife, of record in Book 1493, Page 440, said Register's Office; thence with said Hicks' easterly line and with a fence, northwardly 194.1 feet to an iron pin in a fence line, Hicks' northeast corner; thence eastwardly, with said fence line 176.2 feet to an iron pin at the corner of Lots Nos. 9 and 11; thence with the line between said two lots, southwardly 90 feet to an iron pin; thence westwardly 164.2 feet to an iron pin, being the northwest corner of Tract No. 5; thence with the westerly line of said tract, southwardly 90 feet to an iron pin; the southwest corner of said Tract No. 5; thence eastwardly 60 feet to an iron pin; thence southwardly 190 feet, more or less, to the northerly margin of said McAlpine Avenue; thence with same westwardly 12 feet to the beginning.

Being the same property conveyed to 201812WY-21, LLC, a Wyoming Limited Liability Company, from Roger Boni, unmarried, by deed dated April 17, 2019, of record in Instrument No. 20190430-0039725, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 421, Page 143; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4277, Page 932; and any all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 1133 MCALPINE AVE., NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town)

Karen Johnson Davidson County
Batch# 353523 DEEDWARR
02/05/2020 10:06:45 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20200205-0013304

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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; 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 GRANTEES, 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 hand this 30th day of January, 2020.

201812WY-21, LLC
A Wyoming Limited Liability Company

X Marlene Basta, Sole Member
By: Marlene Basta, Sole Member

STATE OF COLORADO
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Marlene Basta, Sole Member,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Sole Member of **201812WY-21, LLC,** the within-named bargainor, a Wyoming Limited Liability Company and that she as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **201812WY-21, LLC,** by herself as such Sole Member.

Witness my hand and official seal at office this 30 day of January, 2020.

My Commission expires: 1.8.2023

Teresa A Russell
Notary Public

TERESA A RUSSELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074000874
MY COMMISSION EXPIRES 01/08/2023