WARRANTY DEED

Karen Johnson Davidson County
Batch# 401339 DEEDWARR
05/18/2020 09:24:30 AM 2 pgs
Fees: $13.00 Taxes: $806.60
20200518-0051122

J-SRN-20-1609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GRAYSON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MAY 11, 2023

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)
Kimberly Carper	Residential Wholesale Mortgage, Inc.	
(NAME)	(NAME)	**032-09-0-021.00**
1609 Fall Drive	11234 El Camino Real, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Diego, CA 92130	
(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, **ULTRA HOME SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMBERLY CARPER**, 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. 75 on the Plan of TimberTrail, Section 6 of record in Plat Book 6900, Page 263, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tonya S. Kimbrough, a single woman by Warranty deed from Philip H. Dell, unmarried of record in Instrument No. 20151204-0122562 Register's Office for Davidson County, Tennessee, dated December 01, 2015 and recorded on December 04, 2015. (Value of consideration shown in aforementioned deed $158,000.00.)

Being the same property conveyed to Ultra Home Solutions, LLC, a Tennessee Limited Liability Company by Warranty deed from Tonya S. Kimbrough, unmarried of record in Instrument No. 20200414-0039093 Register's Office for Davidson County, Tennessee, dated April 07, 2020 and recorded on April 14, 2020. (Value of consideration shown in aforementioned deed $170,000.00.) Being also known as 1609 Fall Drive Nashville, Tennessee 37207.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 263, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8127, Page 671 and Book 8127, Page 721, 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: **1609 Fall Drive, Nashville, Tennessee 37207**.

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 11 DAY OF MAY, 2020.

Ultra Home Solutions, LLC, a Tennessee Limited Liability Company

BY:_____
John Gleaves
Authorized Agent

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 described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of ULTRA HOME SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of May, 2020.

_____
Notary Public
My Commission Expires: 9-3-23
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY