Karen Johnson Davidson County
Batch# 448234 DEEDWARR
07/31/2020 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200731-0084835

Prepared by:

615 Title, LLC
807 Bradford Ave
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me this 27th day of July, 2020.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/13/2022

2020-343

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ryan Patrick Winters	Highlands Residential Mortgage, LTD	
453 Coventry Drive	12001 N. Central Expressway, #750	147-02-0-158.00
Nashville, TN, 37211	Dallas, TX 75243	

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

Mile Life Homes, LLC, a Colorado Limited Liability Company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ryan Patrick Winters, a single man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Abbay Hall, Section II of record in Plat Book 2331, Page 38, 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 Mile Life Homes, Inc., A Colorado limited liability company by Warranty deed from Music City Holdings LLC, a Texas Limited Liability Company of record in Instrument No. 20190219-0014727 Register's Office for Davidson County, Tennessee, dated January 29, 2019 and recorded on February 19, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **453 Coventry Drive Nashville, TN 37211.**

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, 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 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 our hands this 27th day of July, 2020.

Mile Life Homes, LLC, a Colorado Limited Liability Company

By: _____
Jody Hagen, President

STATE OF COLORADO
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jody Hagen, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Mile Life Homes, LLC, a Colorado limited liability company, and that he is authorized by Mile Life Homes, LLC to execute this instrument on its behalf.

Witness my hand and seal at Littleton, Colorado this 24th of July, 2020.

ANTONIO G MARTINEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084003351
MY COMMISSION EXPIRES 09/24/20

_____
Notary Public
My Commission Expires: 9-24-2020

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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