Karen Johnson Davidson County
Batch# 476981 DEEDWARR
09/16/2020 12:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,050.80
20200916-0105844

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Erich John Parce and Jenny Lynn Knapp-Parce 988 Jericho Place, NE Renton, WA 98059	Wells Fargo Bank, N.A. 2701 Wells Fargo Way Minneapolis, MN 55467	072-01-0-110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **615 Rei LLC, a New Mexico Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Erich John Parce and Jenny Lynn Knapp-Parce, husband and wife,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 635 on the Plan of Shepardwood Subdivision, Section Six, of record in Plat Book 6900. Page 753, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Denise M. Blair, a single person, by Warranty Deed from Lillian S. Stone Fields and husband, Ernest Fields, recorded March 14. 2000 in Instrument No, 20000314-0026217, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to 615 REI, LLC, A New Mexico Limited Liability Company, by Warranty Deed from Denise M. Blair, unmarried, dated February 28, 2020 and recorded in Instrument No. 20200304-0023966, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan at record in Plat Book 6900, Page 753, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements. charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 9471, Page 372, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code. or (b) relates to handicap, but does not discriminate against handicapped persons.

- Subject to 2020 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 2529 Slaydon Drive Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11 day of September, 2020.

615 Rei LLC, a New Mexico Limited Liability Com pany

By: _____(SEAL)
Mike Brady, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Taylor Anderson of the state and county mentioned, personally appeared Mike Brady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of 615 Rei LLC, the within named bargainor, a Limited Liability Company, and that such Mike Brady as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, TN, this 11th day of September, 2020.

Taylor Anderson
Notary Signature

Printed Name: Taylor Anderson

My commission expires: 07.03.2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

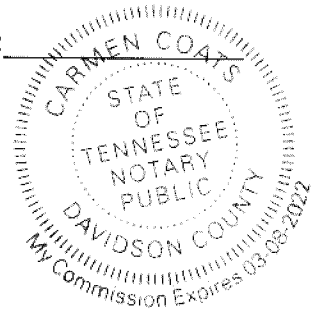
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $284,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Julie Baily
(Affiant)

Sworn to and subscribed before me this
14th day of September, 2020.

Carmen Coats
Notary Public
My commission expires:
File No. 2020-253



True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

