Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $136,950.00

Affiant

Subscribed and sworn to before me, this 21st day of February, 2020.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Ruby Investment Properties LLC	Lima One Capital	148-15-0-103.00
4737 Arapaho Bend	201 East McBee Ave ste 300	
Antioch, TN 37013	Greenville, SC 29601	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **SummerCo Homebuyers, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ruby Investment Properties LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 52 on the Plan of Apache Hills, Section 5, Part 2, as of record in Plat Book 5050, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to SummerCo Homebuyers, LLC, a Tennessee limited liability company by Warranty Deed from The Apache Trust dated May 4, 2018 and filed for record on May 9, 2018 in Instrument Number 20180509-0044395, Register's Office for Davidson County, Tennessee.
> Being also known as 4737 Arapaho Bend, Antioch, Tennessee 37013.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 4737 Arapaho Bend, Antioch, TN 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 497866 DEEDWARR
10/19/2020 10:05:26 AM 2 pgs
Fees: $13.00 Taxes: $506.72

20201019-0121207

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 the 21st day of February, 2020.

SummerCo Homebuyers, LLC

By: _____
Jeff Ley
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff Ley Authorized representative of **SummerCo Homebuyers, LLC,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument on behalf of the limited liability company for the purposes therein contained as Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 21st day of February, 2020.

_____
Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

FILE NO: 2020016521