WARRANTY DEED

Karen Johnson Davidson County
Batch# 502911 DEEDWARR
10/29/2020 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,679.80
20201029-0125460

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $454,000.00.

Affiant

Subscribed and sworn to me on 10/21/20.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joshua Key and Christina Key 4914 Darlington Court Nashville, TN 37211	Carrington Mortgage Services 1600 South Douglass Rd Suite 110 & 200-A Anaheim, CA 92806	147 10 0 006.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christopher Robertson, unmarried, and Faze Properties LLC, an Indiana limited liability company hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Joshua Key and Christina Key, husband and wife, hereinafter called **"GRANTEES,"** their successors 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 163, Section 2, Caldwell Country Estates, as shown on plat of record in Plat Book 2663, Page 128, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Christopher Robertson and Faze Properties, LLC, by Quitclaim Deed From Christopher Robertson, of record in Instrument No. 20180917-0091826, in the Register's Office of Davidson County, Tennessee, dated September 10, 2018 and recorded on September 17, 2018.
>
> This is improved property known as 4914 Darlington Court, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 10/21/2020

Christopher Robertson

Faze Properties LLC
By: David Robertson

Faze Properties LLC
By: Sherry Robertson

STATE OF Indiana
COUNTY OF Floyd

On 10/21/20, before me personally appeared Christopher Robertson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 10/21/2020.

KRISTA RENEE SAPP
Notary Public, State of Indiana
Floyd County
Commission Number 657110
My Commission Expires
August 19, 2022

NOTARY PUBLIC

My Commission Expires: 08/19/2022

STATE OF Indiana
COUNTY OF Floyd

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, David Robertson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Faze Properties, LLC, the within named bargainor, and that he as such Rightly executed the foregoing instrument for the purposes therein contained, by signing for Faze Properties, LLC by himself as David Robertson

Witness my hand and official seal on 10/21/2020.

KRISTA RENEE SAPP
Notary Public, State of Indiana
Floyd County
Commission Number 657110
My Commission Expires
August 19, 2022

NOTARY PUBLIC

My Commission Expires: 08/19/2022

STATE OF Indiana
COUNTY OF Floyd

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Sherry Robertson, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Secretary of Faze Properties, LLC, the within named bargainor, and that she as such Rightly executed the foregoing instrument for the purposes therein contained, by signing for Faze Properties, LLC by herself as Sherry Robertson

Witness my hand and official seal on 10/21/2020.

KRISTA RENEE SAPP
Notary Public, State of Indiana
Floyd County
Commission Number 657110
My Commission Expires
August 19, 2022

NOTARY PUBLIC

My Commission Expires: 08/19/2022

Certificate of Authenticity

I, John Cobb Rochford, 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 Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY