THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829822** Karen Johnson Davidson County Batch# 508738 **DEEDWARR** 11/04/2020 10:53:29 AM 2 pgs Fees: $13.00 Taxes: $4,661.63 20201104-0129123	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,259,900.00. KB Affiant Subscribed and sworn to before me, this 30th day of October, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Trent Dilfer and Cassandra Dilfer 4503 Belmont Park Terrace Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 07 0 085.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CMRTR Holdings LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trent Dilfer and Cassandra Dilfer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Lone Oak Heights of record in Plat Book 1424, Page 2, 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 CMRTR Holdings LLC, a Tennessee limited liability company, by Warranty Deed from Gayle R. Sloan and Mark S. Sloan, of record in Instrument No. 20191004-0101991, in the Register's Office of Davidson County, Tennessee, dated October 03, 2019 and recorded on October 04, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lone Oak Heights, as recorded in Plat Book 1424, Page(s) 2.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4121, Page 385.

This is improved property located at 4503 Belmont Park Terrace Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2020.

CMRTR Holdings LLC

BY: Colby R. Rasmus, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Colby R. Rasmus, with whom I am personally acquainted, and who acknowledged themselves to be the Sole Member of CMRTR Holdings, LLC the within named bargainer, and that they as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Sole Member.

Witness my hand, at office, this 30th day of October, 2020.

Notary Public
My Commission Expires: 01/17/21

