WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

J-SB-CRE-21-717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 564335 DEEDWARR
01/29/2021 10:45:38 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20210129-0013244

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Joseph Jason Angoh and Rachael Slack	InterLinc Mortgage Services	
(NAME)	(NAME)	**82-7-199.00**
717 Joseph Avenue	5875 N. Sam Houston Pkwy West, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Houston TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDON MCSWAIN AND MICHAEL GOMEZ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH JASON ANGOH, AN UNMARRIED MAN, AND RACHAEL SLACK, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Townwood Homes, Section I, of record in Plat Book 3106, Page 147, Register's Office for said County.

Said Lot fronts 19 feet on the easterly side of Joseph Avenue and runs back between parallel lines 136 feet to an alley.

Being the same property conveyed to Brandon McSwain and Michael Gomez by Quitclaim Deed from Kelly Padgett, Brandon McSwain and Michael Gomez recorded on January 14, 2021 in Instrument No. 20210114-0006604, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelly Padgett, Brandon McSwain and Michael Gomez by Quitclaim Deed from Michael Gomez, recorded July 30, 2018 in Instrument No. 20180730-0074292, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Gomez by Quitclaim Deed from Brandon McSwain and Kelly Padgett by Quitclaim Deed recorded May 24, 2018 in Instrument No. 20180524-0049985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Gomez, Brandon McSwain and Kelly Padgett by Warranty Deed from Logic Investments, LLC, a Tennessee Limited Liability Company, recorded November 7, 2017 in Instrument No. 20171107-0114409, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 147, 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 3368, Page 23, 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 2021 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: **717 Joseph Avenue, Nashville, Tennessee 37207**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 28th DAY OF JANUARY, 2021.

Brandon McSwain

Michael Gomez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212