WARRANTY DEED

Karen Johnson Davidson County
Batch# 631784 DEEDWARR
05/07/2021 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20210507-0061928

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS 6th DAY OF May, 20 21

Notary Public

MY COMMISSION EXPIRES:
7.5.2021 (AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Phillip E. Taylor	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
710A Oneida Ave	owner at owners address	05000007800
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PSF REO LLC, a Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Phillip E. Taylor**, a single man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 12th Civil District of Davidson County, Tennessee, and more particularly described by metes and bounds of a recent survey as follows:

Starting at a large cedar post, the same being the southeast corner of the Howard Klooz land and in the north line of the Tom Jackson and (Indian Mound Farm) and being 1249 feet in an easterly direction from the Brick Church Pike: thence South 88 deg. 33' East 32.8 feet to the point of beginning (iron Pin) of the hereinafter described tract of land; thence with wood fence South 3 deg. 27 West 185.1 feet to an iron pin; thence with fence South 80 deg. 53" East 180.2 feet to an iron pin; thence with fence North 12 deg. 20' East 209.6 feet to an iron pin set in fence line; thence with fence line North 87 deg. 39' West 211.8 feet to the point of beginning, the same containing 0.88 acres more or less. Said land hereby conveyed is part of the Indian Mound Farm. Located on the tract of land hereby conveyed is a six room stone house known as the Tom Jackson home place.

The grantees herein shall have the right of ingress and egress over a 50 foot wide strip of land extending from the property herein conveyed to the Brick Church Pike along the southerly line of Howard Klooz land, being the northerly 60 feet of the Tom Jackson land (Indian Mound Farm), where the driveway is now located. This easement of ingress and egress shall terminate when a right of way is approved intersecting any part of the property herein conveyed.

Being the same property conveyed to PSF REO, LLC, by virtue of that certain Substitute Trustee's Deed dated October 2, 2020, and being of record at Instrument No. 20201007-0116566, in the amount of $189,653.61 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3445 Brick Church Pike Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 5th day of May, 2021.

PSF REO LLC by Peer Street Funding, LLC, Sole Member

Warren Green, Authorized Agent

STATE OF
COUNTY OF

Before me, a Notary Public of said County and State, personally appeared Warren Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Peer Street Funding, LLC which is the Sole Member of PSF REO LLC , the within named bargainor, a Delaware Limited Liability Company, and that he as such Authorized Agent of Peer Street Funding, LLC executed the foregoing instrument for the purposes therein contained, by signing the name of PSF REO LLC by himself as Authorized Agent of Peer Street Funding, LLC the Sole Member of PSF REO LLC.

WITNESS my hand and official seal at office this _____ day of May, 2021.

_____
Notary Public

My Commission Expires: _____

see Attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On May 5, 2021 before me, Madeline Kay, a Notary Public
(insert name and title of the officer)

personally appeared Warren Green,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MADELINE KAY
Notary Public - California
Los Angeles County
Commission # 2276671
My Comm. Expires Feb 4, 2023

Signature M Kay (Seal)

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 1/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY