Karen Johnson Davidson County
Batch# 678662 DEEDWARR
07/16/2021 04:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210716-0096146

Commitment Number: 210192226, 210192766
Seller's Loan Number: AMTN1314, AMTN1410

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Midway Exchange Borrower 13, LLC, 3505 Koger Blvd., Suite 400, Duluth, GA 30096

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
SEE EXHIBIT A

GENERAL WARRANTY DEED

RPA4, LLC, a Delaware limited liability company, whose mailing address is **3505 Koger Blvd., Suite 400, Duluth, GA 30096**, hereinafter grantor, for $50.00 (Fifty Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Midway Exchange Borrower 13, LLC**, hereinafter grantee, whose tax mailing address is **3505 Koger Blvd., Suite 400, Duluth, GA 30096**, the following real property:

SEE EXHIBIT A
Property Address is: SEE EXHIBIT A

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Book * _____, Page _____ in the Register's Office of Davidson County, Tennessee. * Inst. 20131126-0121340
* Inst. 20130909-0095063

Parcel ID: SEE EXHIBIT A

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on June 10, 2021:

RPA4, LLC, a Delaware limited liability company

By: _____

Name: Travis Chester

Its: Authorized Signer

STATE OF Arizona
COUNTY OF Maricopa
The foregoing instrument was acknowledged before me on June 10, 2021 by Travis Chester its Authorized Signer on behalf of **RPA4, LLC, a Delaware limited liability company** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

ROBYN MOLINE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 550839
Expires July 11, 2022

_____
Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of ARIZONA
County of MARICOPA

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 50.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 10 day of June, 2021.

Affiant

TRANSCUSTODIAN
Print Name

(Seal)

Notary Public

My commission expires:

_____

Robyn Moline
Print Name

ROBYN MOLINE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 550839
Expires July 11, 2022

EXHIBIT-A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE REVISED PLAN OF IDLEWILD COURT SUBDIVISION, AS OF RECORD IN PLAT BOOK 6250, PAGE 563, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE LEGAL DESCRIPTION.
BEING THE SAME PROPERTY CONVEYED TO PINNACLE NATIONAL BANK BY DEED APPEARING OF RECORD IN INSTRUMENT NO. 20081008-0102142, OF SAID REGISTER'S OFFICE.
THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 6541, PAGE 516, AND BOOK 6620, PAGE 308, BOTH OF RECORD IN SAID REGISTER'S OFFICE; TO THE MINIMUM BUILDING SETBACK LINES, PUBLIC UTILITY AND DRAINAGE EASEMENTS, PLAT NOTES AND ALL OTHER MATTERS SHOWN ON THE AFORESAID SUBDIVISION PLAT; AND TO THE ZONING REGULATIONS OF THE APPROPRIATE GOVERNMENTAL BODY.
MAP/PARCEL 052050A22900CO
PROPERTY ADDRESS: 1225 IDLEWILD PL., MADISON, TN 37115

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14B ON THE PLAN OF FAIRVIEW SUBDIVISION OF RECORD IN INSTRUMENT NUMBER 20060517-0057898, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.
TAX ID # 058-16-0-144-00
COMMONLY KNOWN AS: 4068 CEDAR CIR., NASHVILLE, TN 37218

True Copy Certification

I, Heidi Jones, 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.

Heidi Jones

Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Karen Rose Hall a notary public for this county and state, Heidi Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen Rose Hall

Notary's Signature

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen Rose Hall, Notary Public
Center Twp., Beaver County
My Commission Expires Aug. 21, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Seal