THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635501** Karen Johnson Davidson County Batch# 683438 **DEEDWARR** 07/26/2021 10:47:16 AM 2 pgs Fees: $13.00 Taxes: $2,697.30 20210726-0099744	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $729,000.00. Affiant Subscribed and sworn to before me, this 22nd day of July, 2021. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Adriana Gascoigne 243 West Escalones Unit B San Clemente, CA 92672	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 09 4M 002.00

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, **Single Family Fund I, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adriana Gascoigne, a married woman,** ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 1810 Acklen Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1810 Acklen Avenue, a Horizontal Property Regime, of record in Instrument No. 20200914-0104544 and as amended in Instrument Number 20201113-0134073 and 20210618-0082664, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Single Family Fund I, LLC, a Tennessee limited liability company, by Warranty Deed from Jason Bockman, married, of record in Instrument No. 20200831-0098410, in the Register's Office of Davidson County, Tennessee, dated August 28, 2020 and recorded on August 31, 2020.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A.V. Jones' Subdivision of Blocks 2,4,6,8, 12, 14 and 20 of Jones and Dudley's addition, as recorded in Plat Book 57, Page(s) 147.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200914-0104544, as amended in Instrument No. 20201113-0134073 and 20210618-0082664.

Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20201019-0121547 and Instrument No. 20201029-0125800.

This is improved property located at 1018B Acklen Avenue Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest

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 22nd day of July, 2021.

Single Family Fund I, LLC

Doug Revere

By: Doug Revere, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Doug Revere, 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 Managing Member of Single Family Fund I, LLC, a Tennessee limited liability company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 22nd day of July, 2021.

Kate Rosenthal

Notary Public
My Commission Expires: _____

