WARRANTY DEED

Karen Johnson Davidson County
Batch# 692740 DEEDWARR
08/09/2021 09:28:06 AM 2 pgs
Fees: $13.00 Taxes: $1,121.10

20210809-0106665

STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $303,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/02/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-14-23

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3889

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mile High Borrower 1 (Value), LLC	**Mile High Borrower 1 (Value), LLC**	150-07-0-087.00
P.O. Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261 (480)588-6121	Scottsdale, AZ 85261 (480)588-6121	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Derry J. Lomax and Melissa D. Lomax, Married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mile High Borrower 1 (Value), LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 137, on the Plan of Section Four A, "The Country" of record in Plat Book 5200, Page 138 & 139, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Melissa Dawn Lomax, married by Warranty deed from Stephen F. Heard and wife, Joyce R. Heard of record in Instrument No. 20080911-0092949 Register's Office for Davidson County, Tennessee, dated August 29, 2008 and recorded on September 11, 2008. (Value of consideration shown in aforementioned deed $131,700.00.)

Being the same property conveyed to Derry Lomax and Melissa Dawn Lomax, husband and wife, as joint tenants with right of Survivorship, not tenants in Common by Quitclaim deed from Melissa Dawn Lomax, a married woman of record in Instrument No. 20151102-0111458 Register's Office for Davidson County, Tennessee, dated October 28, 2015 and recorded on November 02, 2015. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 500 Country Way Court Antioch, Tennessee 37013. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 500 Country Way Court Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Melissa D. Lomax covenants she is one and the same as Melissa Dawn Lomax.

Witness my hand on August 2, 2021.

Derry J Lomax

Derry J. Lomax

Melissa D. Lomax

Melissa D. Lomax

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Derry J. Lomax and Melissa D. Lomax, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 2, 2021.

Notary Public

KRYSTN T. BURRELL
NOTARY PUBLIC
TENNESSEE
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: _____

File #: 2021-3889

Realty Title & Escrow

6525 Quail Hollow, Suite 115

Memphis, TN 38120

File NO. 11-MEM21-04239

TG:9483412