Karen Johnson Davidson County
Batch# 712892 DEEDWARR
09/10/2021 12:08:39 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20210910-0121555

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$298,000.00.~~ $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHENIE BOOHER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-2-2024

PREPARED BY:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

RETURN TO:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Rd. Ste 115
Memphis, TN 38120
File No.: 11-MEM21-06401
TIG No.: 9772583

07-NSH21-02773

Address of New Owner:	Send Tax Bills to:	Tax Information:
True North Borrower Tennessee, LLC PO Box 4090 Scottsdale, AZ 85261	True North Borrower Tennessee, LLC PO Box 4090 Scottsdale, AZ 85261	150 14 0 061.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Derwin Clementi Caffey, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **True North Borrower Tennessee, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantees, their successors 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 8 on the plan of Lake Towne Park Section 4, of Record in Plat Book 6900, Page 661, Register's Office of Said County, to which reference is made for a more complete description.

Being the same property conveyed to Derwin Clementi Caffey by Quit Claim Deed of record at Instrument No. 200511100136184, re-recorded at 200512070146943, dated 11/8/2005 and recorded 11/10/2005, in the Register's Office of Davidson, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicab.e plat of record.

Grantor herein further warrants and covenants that the above descried property does not constitute any part of his/her homestead and that full and adequate consideration has been paid.

This property is improved property known as: **3620 Lipton Place, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of September, 2021

Derwin Clementi Caffey

STATE OF TENNESSEE

COUNTY OF Williamson

On this 3rd day of September, 2021, before me personally appeared Derwin Clementi Caffey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8/20/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM