Karen Johnson Davidson County
Batch# 728380 DEEDWARR
10/01/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,241.35
20211001-0132209

# WARRANTY DEED

STATE OF GA
COUNTY OF Gwinnett

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF Sept, 2021.

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Notary Public

MY COMMISSION EXPIRES: 10/26/24

(AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mile High Borrower 1 (Income), LLC | Mile High Borrower 1 (Income), LLC | |
| (NAME) | (NAME) | 059040A15100CO |
| PO Box 4090 | PO Box 4090 | |
| (ADDRESS) | (ADDRESS) | |
| Scottsdale, AZ 85261 | Scottsdale, AZ 85261 | |
| (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, **Delisea Boyd, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Mile High Borrower 1 (Income), LLC, a Delaware limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 77 on the Final Plat of Phase 4,5,6 of Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.**

**Being the same property conveyed to Delisea Boyd, an unmarried woman, by virtue of that certain Deed dated November 3, 2006, and being of record at Instrument No. 20061108-0138921, re-recorded at Instrument No. 20061204-0149048 in the Register's Office of Davidson County, Tennessee.**

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

This is improved x property, known as 2838 Creekbend Dr. 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 27 day of September, 2021.

Delisea Boyd

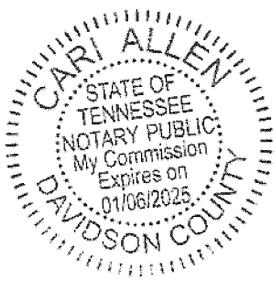
STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Delisea Boyd** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of September, 2021.

Notary Public

My Commission Expires: 1-6-25



CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/27/2021 (date of document).

Kayla Short

Affiant Signature

9/27/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 27th day of September, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024