WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2022 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 740364 **DEEDWARR**
10/20/2021 02:32:20 PM 2 pgs
Fees: $13.00 Taxes: $882.45

20211020-0141053

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Ines Bojic and Maxwell Bannon Corn	**CMG Mortgage Inc.**	
(NAME)	(NAME)	
418 Capital St	**3160 Crow Canyon Road, Ste 400**	**063-08-0-035.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MEMPHIS INVESTMENT PROPERTIES III LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **INES BOJIC, UNMARRIED, AND MAXWELL BANNON CORN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract of parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot next to Ed Lindsey 50 feet front by 300 feet deep being 50 feet of Lots 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34 and 36 Block W, in the Hadley's Bend Subdivision of the Hulme Tract in the 4th Civil District, as recorded in Book 421, Page 120, Register's Office for Davidson County, Tennessee. Said Lot being particularly described as follows:

Beginning at a point in the North margin of Capital Street, 75 feet West of University Street and running Northwardly at right angles to Capital Street, 300 feet along the common line with Ed Lindsey to a point; thence at right angles Westwardly 50 feet; thence at right angles, southwardly 300 feet to the margin of Capital Street; thence eastwardly along the North margin of Capital Street, 50 feet to the point of beginning, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Memphis Investment Properties III, LLC, a Tennessee limited liability Company by Warranty deed from Leticia R. Dennison, unmarried of record in Instrument No. 20210427-0055748 Register's Office for Davidson County, Tennessee, dated April 20, 2021 and recorded on April 27, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20070405-0041294, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8054, Page 204, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **418 Capital St, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 12 DAY OF OCTOBER, 2021.

Memphis Investment Properties III LLC, a Tennessee limited liability Company

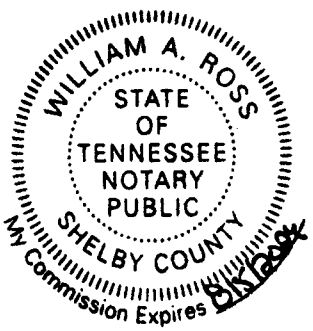
BY: _____
Bradley A. Reedy
Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY A. REEDY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of MEMPHIS INVESTMENT PROPERTIES III LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of October, 2021.

_____
Notary Public
My Commission Expires: 8/5/2024
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212