WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

W-EXP-21-251

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)
Raj Anil Dharmapal and Olivia Janowicz	**American Pacific Mortgage Corporation and/or Warehouse Lenders**	
(NAME) **251 Riverside Drive**	(NAME) **3000 Lava Ridge Court**	**083-15-0L-001.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Roseville, CA 95661**	
(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, **M7 PROPERTIES, A PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAJ ANIL DHARMAPAL AND OLIVIA JANOWICZ,** 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:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Homes at Riverside & Paden, as established by Declaration of Covenants, Restrictions of Homes at Riverside & Paden, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20201214-0146431, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Homes at Riverside & Paden, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20201214-0146431 Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being the same property conveyed to M7 Properties, a Partnership by Warranty Deed from Bryan Grant Sprague, Co-Trustee; Stephanie Ann Sprague, Co-Trustee; of The Sprague Family Trust of record in Instrument No. 20200916-0105975 Register's Office for Davidson County, Tennessee, dated September 14, 2020 and recorded on September 16, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2854, Page 68, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2963, Page 618, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20201214-0146431, Register's Office for Davidson County, Tennessee.
- Grant of Gas Service Line or Fuel Line Easement of record in Book 7629, Page 359, 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: **251 Riverside Drive, Nashville, Tennessee 37206**.

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.

Karen Johnson Davidson County
Batch# 758543 **DEEDWARR**
11/19/2021 02:02:12 PM 2 pgs
Fees: $13.00 Taxes: $2,423.50

20211119-0154307

Witness my/our hand(s) this the 16th DAY OF NOVEMBER, 2021.

M7 Properties, a Partnership

BY: _____
Mike Payne
Partner

BY: _____
Michele Corlew
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE PAYNE, signing for M7 PROPERTIES, A PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of M7 PROPERTIES, A PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of November, 2021.

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)

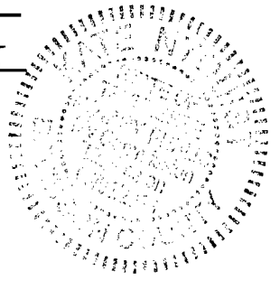


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELE CORLEW, signing for M7 PROPERTIES, A PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of M7 PROPERTIES, A PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of November, 2021.

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)



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