WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

LR-AO-22-2536

Karen Johnson Davidson County
Batch# 861452 **DEEDWARR**
05/24/2022 09:07:51 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20220524-0059937

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)
Resicap Tennessee Owner II LLC	**New Owner**	
(NAME)	(NAME)	**149-06-0-103.00**
3630 PeachTree Rd NE Ste 1500		
(ADDRESS)	(ADDRESS)	
Atlanta, TN 30326		
(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, **GARY TOMOSICK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RESICAP TENNESSEE OWNER II LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 11 on the Plan of Oakwood Subdivision, Phase 5 of record in Plat Book 7900, Page 400, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary Tomosick, unmarried by Warranty deed from Sheritta Y. Phillips Whitehead, unmarried of record in Instrument No. 20140410-0030086 Register's Office for Davidson County, Tennessee, dated April 09, 2014 and recorded on April 10, 2014.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 400, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Oakwood of record in Book 7981, Page 478, as amended in Book 8038, page 838, and corrected in Book 8313, page 17 and further corrected in Book 9237, page 1, and further amended in Book 9781, page 987 and Book 10650, page 785, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7981, page 519, Register's Office for Davidson County, Tennessee.
- Charter of Oakwood Homeowners Association of record in Book 7954, page 508 and Book 7981, page 474, as corrected in Book 8013, page 624, Register's Office for Davidson County, Tennessee.
- Joint Agreement for Dedication of Easement of record in Book 9266, Page 600, 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: **2536 Treetop Dr, Antioch, Tennessee 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 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 19th DAY OF MAY, 2022.

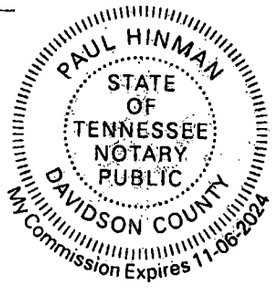
Gary Tomosick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY TOMOSICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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