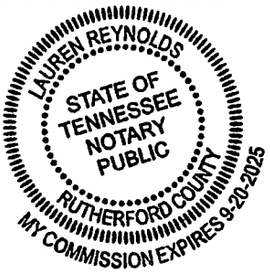
WARRANTY DEED



BS-MP-22-2711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: (A

Karen Johnson Davidson County
Batch# 866790 **DEEDWARR**
06/02/2022 03:25:34 PM 3 pgs
Fees: $18.00 Taxes: $1,169.20

20220602-0063946

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, a Delaware Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**062-02-0A-019.00-CO**
3630 Peachtree Rd NE, Suite 1500		
(ADDRESS)	(ADDRESS)	
Atlanta, GA 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, **LINDA K. SWEANY, MARRIED AND ALICIA K. MCREE, MARRIED,** 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 DELAWARE 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. 71B on the Plan of Subdivision of River Trace Estates, Phase 1, Section 1 of record in Plat Book 6250, Page (s) 996 and 997, 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 Linda K. Sweany and Alicia K. Sweany, tenants in common with right of survivorship by Warranty deed from John E. Doak, and wife, Virginia F. Doak of record in Instrument No. 20050531-0061001 Register's Office for Davidson County, Tennessee, dated May 27, 2005 and recorded on May 31, 2005.

Subject property is not now, nor, has it ever been the principle residence of the Grantor(s) and/or the Grantor's spouse. Alicia K. Sweany also being known as Alica K. Mcree.

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 6250, Page 996 and 997, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended in Book 6982, Page 747, Register's Office for Davidson County, Tennessee.
- By-Laws of River Trace Homeowners Association of record in Book 6851, Page 390, in the Register's Office for Davidson County, Tennessee.
- Charter of River Trace Homeowners Association of record in Book 6851, Page 363, in the Register's Office for Davidson County, Tennessee.
- Dedication of record in Book 7907, Page 168, in the Register's Office for Davidson County, Tennessee.
- Grant and Indemnity Agreement of record in Book 6583, Page 698 and 7030, page 798, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
- Flowage Easement of record in Book 2022, Page 83, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3959, Page 595, 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: **2711 Riverbend Dr., Nashville, Tennessee 37214**.

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 1st DAY OF JUNE, 2022.

Linda K. Sweany

Alicia K. Sweany

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA K. SWEANY, 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 1st of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICIA K. SWEANY, 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 1st of June, 2022.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)



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

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 ~~1st DAY OF JUNE, 2022.~~ 27 Day of MAY 2022

Linda K. Sweany

Alicia K. Sweany

STATE OF ~~TENNESSEE~~ KANSAS
COUNTY OF ~~DAVIDSON~~ Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA K. SWEANY, 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 ~~1st of June, 2022.~~ 27 Day of MAY 2022

Notary Public
My Commission Expires: 04-03-2023
(SEAL)

ALVIN JOHNSON JR
Notary Public, State of Kansas
My Appointment Expires
April 03, 2023

Alvin Johnson Jr. Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICIA K. SWEANY, 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 1st of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

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