# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: (AF

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

LR-RESI-22-1408-B

Karen Johnson Davidson County
Batch# 869483 DEEDWARR
06/10/2022 10:52:25 AM 2 pgs
Fees: $13.00 Taxes: $1,581.75
20220610-0066300

**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) | **173-04-0A-412.00-CO** |
| **3630 PeachTree Rd NE Ste 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, **MUSIC CITY FINANCIAL, LLCA TEXAS LIMITED LIABILITY COMPANY,** 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. 385 on the Plan of Final Plat of Section Five, Oak Highlands, a Planned Unit Development of record in Plat at Instrument No. 20050124-0008664, 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 Rachel N. Morrison, unmarried by Warranty deed from S and Y Construction INC, a Tennessee corporation of record in Instrument No. 20060515-0056773 Register's Office for Davidson County, Tennessee, dated May 10, 2006 and recorded on May 15, 2006.

Being the same property conveyed to Music City Financial, LLC, A Texas Limited Liability Company from Rachel N. Morrison, unmarried by Warranty Deed of Record in Instrument No. 20220610-0060280 Register's Office for Davidson County, Tennessee,

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 6900, Page 431, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20050124-0008664, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7350, Page 24, amended in Book 7367, page 587, Book 8765, page 77, Instrument No. 20000428-0042354, Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7367, Page 615 and Book 8765, Page 90, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 7337, Page 529 as amended in Book 8765, page 100 and Instrument No. 20070807-0093758, in the Register's Office for Davidson County, Tennessee.
- Deed Open Space Conveyance to HOA of record in Instrument Number 20130523-052438, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 7189, Page 379 and Instrument No. 20010503-0045314, in the Register's Office for Davidson County, Tennessee.
- Ingress & Egress easement of record in Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee.

- Sanitary Sewer Easement of record in Instrument Number 20001002-0097138, Instrument No. 20001002-0097139, Instrument No. 20001205-0119205 and Instrument No. 20001205-0119206, 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: **1408 Napa Pt W, 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 6th DAY OF JUNE, 2022.

Music City Financial, LLC

BY: N. Viddal

Noah Viddal
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NOAH VIDDAL, 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 AUTHORIZED AGENT of MUSIC CITY FINANCIAL, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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