WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of September, 2013 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130083391 DEEDWARR
Recvd: 09/26/13 13:45 2 pgs
Fees:13.00 Taxes:196.10
20130926-0101249

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ConRex Residential Property Group 2012-2, LLC	ConRex Residential Property Group 2012-2, LLC	092-07-0-023.00
(NAME) ~~2215 Hermosa St~~ →	(NAME) 3 Cordes Street	
(ADDRESS) ~~Nashville, TN 37208~~ →	(ADDRESS) Charleston, SC 29401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John Lott and Tamelar Lott, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ConRex Residential Property Group 2012-2, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN being described as:

Being Lot No.1 on the Map of John Langham's Subdivision, as of record in Book 57, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No.1 front 24 feet on the southerly side of Hermosa Street, and runs back 160 feet on the easterly line, and 166 feet on the westerly line with the easterly margin of 23rd Avenue North to an alley, and shows 68 feet on said alley.

BEING the same property conveyed to John Lott and wife, Tamelar Lott by deed of Martha F. Wilson and Hal Wilson, wife and husband, dated October 7, 2009, of record in Instrument # 20091009-0094380 Register's Office for Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2215 Hermosa St, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we

are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this **13th** day of **September, 2013**

John Lott

Tamelar Lott by John Lott, Attorney in Fact

by John B. Lott Sr.
attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **John Lott**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of **September, 2013**

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My commission expires: 8/29/2017

STATE OF TENNESSEE
COUNTY OF Davidson

a/k/a John B. Lott, Sr.

Before me, the undersigned Notary, personally appeared **John Lott**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Tamelar Lott**, and who acknowledged that she executed the same as the free act and deed of the said **Tamelar Lott**, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20130926-0101248, said Register's Office.

Witness my hand and official seal this 13th day of **September, 2013**

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My commission expires: 8/29/2017

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122