WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150097855 DEEDWARR
Recvd: 11/17/15 15:37 2 pgs
Fees: 13.00 Taxes: 832.50
20151117-0116731

File #15603.1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LINDSAY HUNTER
NOTARY PUBLIC
STATE OF TENNESSEE
WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
K. Ryan Meadows	K. Ryan Meadows	083-12-0-157-00
(NAME) 2507 Eastland Avenue	(NAME) c/o Magnolia Title & Escrow, Inc. 1104 B Fatherland St.	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JH101, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K. Ryan Meadows, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS 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, Tennessee, being Lot No. 1 on the Plan of Section 6, 3rd Addition, Rosewood Heights of record in Plat Book 2854, Page 90, 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 D218, LLC, Tennessee limited liability company by Warranty deed from Terrence L. Schultz, Jr. of record in Instrument No. 20130423-0040099 Register's Office for Davidson County, Tennessee, dated April 19, 2013 and recorded on April 23, 2013.

Being further conveyed to JH101, LLC, a Tennessee limited liability company, by Quitclaim Deed from D218, LLC, a Tennessee limited liability company, dated 11/13/2015, recorded 11/13/2015, and appearing of record in Instrument No. 20151113-0115694, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and paid by the Grantor herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2507 Eastland Avenue, Nashville, TN 37206-1156

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my hand this 16th day of November, 2015.

JH101, LLC

BY: _____

Justin Hicks, member

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of November, 2015, before me, appeared Justin Hicks, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is a member of JH101, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said JH101, LLC, and said officer acknowledged said instrument to be the free act of deed of said JH101, LLC.

WITNESS my hand and seal, this the 16th day of November, 2015.

Notary Public: _____

My commission expires: 12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

(SEAL)

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206