WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150102037 DEEDWARR
Recvd: 12/02/15 13:55 2 pgs
Fees:13.00 Taxes:1202.50
20151202-0121612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN E. GOODMAN HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori A. Beedon	New Owner	
(NAME)	(NAME)	091020-Y 002.00 CO
5414 B California Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE, **JHAS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LORI A. BEEDON, UNMARRIED AND NICOLE D. KREUTZMAN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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, Tennessee, being Unit B of 5414 CALIFORNIA COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 5414 CALIFORNIA COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150203-0010183, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 5414 CALIFORNIA COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150203-0010183, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of Warranty Deed from David Raymond Greer and wife, Orlena Jean Greer to Gregory A. Caplinger, as recorded on the 8th day of August, 2003 in Instrument No. 20030808-0113532, in the Register's Office of Davidson County, Tennessee.

Being part of Warranty Deed from Gregory A. Caplinger, unmarried to JHAS Properties, Corp., as recorded on the 15th day of September, 2014 in Instrument No. 20140915-0084255, said Register's Office and Scrivener's Affidavit, as recorded on the 9th day October, 2014 in Instrument No. 20141009-0093903, said Register's Office.

Being part of the same property conveyed by Quitclaim Deed from JHAS Properties, Corp. a Tennessee Corporation to JHAS Construction, LLC a Tennessee Limited Liability Company, as recorded on the 3rd day of February, 2015 in Instrument No. 20150203-0010180, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 57, Page 172, said Register's Office; (c) restrictive covenants of record in Instrument No. 20150203-0010183, said Register's Office; and (d) Charter recorded at Instrument No. 20150203-0010182, said Register's Office.

This is improved x property, known as 5414 B California Avenue, Nashville, TN 37209
(unimproved)
(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 30 day of November, 2015.

JHAS CONSTRUCTION, LLC

BY: _____

SUSAN HENDERSON, MANAGER

BY: _____

JAMES PRIVETT, MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan Henderson and James Privett**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Managers** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 30 day of November, 2015.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires November 5, 2019