WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of February, 2016

Notary Public

MY COMMISSION EXPIRES: January 24, 2017
(AFFIX SEAL)

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Davidson County DEEDWARR
Recvd: 03/01/16 10:42 3 pgs
Fees:18.00 Taxes:425.50
20160301-0019371

MAI-160957

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Building Co No. 7, Inc.	Building Co No. 7, Inc.	081 03 0 132.00
(NAME)	(NAME)	
615 Main Street, Ste. 117	615 Main Street, Ste. 117	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifteen Thousand And No/100 Dollars ($115,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **L.A.N.D. Group, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Building Co No. 7, Inc.**, 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 Lot No. 24 in the Subdivision of Lot 37 in Owen's Plan of Buenavista, as of record in Book 1, Page 84 Chancery Court at Nashville and Book 57, Page 26, Register's Office for said County, to which plat reference is made for a more particular description of said property.

Said Lot No. 24 fronts 50 feet on the westerly side of Middle Street and runs back between parallel lines with the northerly margin of Kellow Street, 135 feet to an alley.

Being the same property conveyed to Dorothy Hyde by Warranty Deed from Earl Hawkins and Ray Barrett, a partnership d/b/a B&H Company dated November 3, 1977 and recorded November 3, 1977 in Book 5218, Page 241, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to L.A.N.D. Group, LLC and/or assigns by Warranty Deed from Dorothy Hyde, unmarried dated February 18, 2016 and recorded February 19, 2016 as Instrument No. 201602190016099, in said Register's Office for Davidson County, Tennessee.

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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 2401 Middle 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 25th day of February, 2016.

24th

L.A.N.D. Group, LLC

BY: _____
Brandon Knox
Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brandon Knox with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of L.A.N.D. Group, LLC, the within named bargainor, a Limited Liability Company, and that he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th 24th day of February 2016.

_____
Notary Public

My Commission Expires:

(SEAL)

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

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True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith