WARRANTY DEED

~~PREPARED BY:~~ ~~RETURN TO:~~
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $272,006.00

Affiant

Subscribed and sworn to before me, this the 17 day of March, 2016.

Notary Public

My commission expires: 1-6-20
(AFFIX SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew J. Middleton	OWNER	Map 147-02-0 Parcel 011-00
4724 Abbay Drive		
Nashville, Tennessee 37211		

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, WE,

J. H. H., L.L.C., a Louisiana limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew J. Middleton

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. 358 on the Plan of Caldwell Hall, Section Three, of record in Book 2900, Page 131, Register's Office for said County, Tennessee, described as follows:

Beginning at a concrete monument in the East margin of Abbay Drive at the end of a turn into Lynn Drive; thence, with the margin of Abbay Drive, northerly 74.9 feet to a concrete monument; thence, easterly 149.9 feet to a concrete monument; thence, southerly 58.86 feet to concrete monument in the North margin of Lynn Drive; thence, with margin of said Drive, westerly 135.6 feet to a concrete monument at the beginning of a curve; thence, around said curve, northwesterly 42.68 feet to the point of beginning.

Being the same property conveyed to J.H.H., LLC, a Louisiana limited liability company, by Deed dated May 1, 2015 from Christopher J. Hough and wife, Linda Gail Y. Hough, of record in Instrument No. 20150504-0039865, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 2900, Page 131, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 3164, Page 222, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **4724 Abbay Drive, Nashville, Tennessee 37211**

BILL GARRETT, Davidson County
Trans: T20160022267 DEEDWARR
Recvd: 03/18/16 10:40 2 pgs
Fees: 13.00 Taxes: 1006.40
20160318-0025812

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 its hand by its duly authorized officer this 14 day of **March, 2016.**

J. H. H., L.L.C., a Louisiana limited liability company

By: _____
J. H. Hough, Sole Member

STATE OF LOUISIANA)
COUNTY/PARISH OF LINCOLN)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared J. H. Hough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of J. H. H., L. L. C., a Louisiana limited liability company, the within named bargainor, a limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself as such Sole Member.

Witness my hand and official seal at Ruston (city), Louisiana (state), this 14th day of March, 2016.

_____
Notary Public

JoAnne P. Cobb, Notary Public
My Commission Expires: Notary ID Number: 56304
Commission is for Life

NOTARY PUBLIC STATE OF LOUISIANA