(1)

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 4/9/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Titan Investments, LLC	New Owner	61-11-152
(NAME)	(NAME)	
242 West Main St., #405		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160371A

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/we, **Jessica L Leary**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Titan Investments, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors 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. 26 on the Plan of George Burrus Subdivision of Lot 81, Maplewood Home Tract, of record in Book 421, page 178, Register's Office for said County.

Said Lot No. 26 fronts 100 feet on the southerly margin of Virginia Avenue, formerly Virginia Street and extends back 224.25 feet on the westerly line and 218.5 feet on the easterly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Jessica L. Leary, a single person by deed from Caroline V. Carns and husband, Thomas M. Carns, dated January 31, 2008, of record in Instrument No. 20080205-0012009, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1012 Virginia Avenue, Nashville, TN 37216
(House No.) (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 GRANTEE, its successors and assigns forever; and I/we do covenant with the said GRANTEE that I am 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 I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20160026547 DEEDWARR
Recvd: 04/01/16 12:32 2 pgs
Fees:13.00 Taxes:832.50
20160401-0031097

Witness my hand this 17th day of March, 2016

Jessica L Leary

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jessica L Leary, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of March, 2016.

Notary Public

My Commission Expires: 4/19/17

MELISSA D. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY