RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-30796

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160035037 DEEDWARR
Recvd: 04/28/16 10:55 2 pgs
Fees:13.00 Taxes:1165.50
20160428-0041447

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2016.

Notary Public

My commission expires: 10/30/16

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joshua France Brittany Hobart	New Owner	
1211B North 8th Street		07116027200
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AJ INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA FRANCE, AN UNMARRIED MAN AND BRITTANY HOBART, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lots No. 335 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, 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 a portion of the same property conveyed to Mohawk, LLC by "Cash" deed from Mel Martinez, Secretary of Housing and Urban Development of record in Instrument No. 20010712-0074287 Register's Office for Davidson County, Tennessee, dated 07/10/2001 and recorded on 07/12/2001.

Being a portion of the same property conveyed to Jonathan McLaughlin and Amy McLaughlin, husband and wife by warranty deed from Mohawk, LLC of record in Instrument No. 20150302-0018089 Register's Office for Davidson County, Tennessee, dated 02/24/2015 and recorded on 03/02/2015.

Being a portion of the same property conveyed to AJ Investments, LLC, a Tennessee limited liability company by Warranty deed from Jonathan McLaughlin and Amy McLaughlin, husband and wife of record in Instrument No. 20150825-0086097 Register's Office for Davidson County, Tennessee, dated August 24, 2015 and recorded on August 25, 2015.

Being the same property conveyed to AJ Investments, LLC, a Tennessee limited liability company by Quitclaim deed from AJ Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20150826-0086544 Register's Office for

Davidson County, Tennessee, dated August 24, 2015 and recorded on August 26, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1211B North 8th Street, Nashville, TN 37207.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of April, 2016.

AJ Investments, LLC, a Tennessee Limited Liability Company

Nelson Andrew Beck, Managing Member

Jamie B. Day, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nelson Andrew Beck and Jamie B. Day, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Managing Members of AJ Investments, LLC, a Tennessee limited liability company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21st day of April, 2016.

Notary Public

My Commission Expires: 7-2-18

