BILL GARRETT, Davidson County
Trans:T20160074082 DEEDWARR
Recvd: 08/24/16 15:45 2 pgs
Fees:13.00 Taxes:1408.94
20160824-0088805

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $380,793.61. Affiant Subscribed and sworn to before me, this the 19th day of August, 2016. Notary Public My commission expires: 7-3-17

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:
K&J Homes, LLC		
4707B Kentucky Ave.	New Owner	116-16-0-167.00
Nashville, TN 37209		

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, **T&H CAPITAL, LLC, A UTAH LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K&J HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 2 on the Plan of Final Plat, Resubdivision of Lot 6 Donna Heights of record in Instrument Number 20140130-0008480, 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 the same property conveyed to Kurio Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Carl H. Hudson, and Silvine H. Hudson, Trustees of the Hudson Family Trust of record in Instrument No. 20130709-0070843 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 9, 2013.
Being the same property conveyed to T&H Capital, LLC by Warranty deed from Kurio Properties, LLC of record in Instrument No. 20160620-0062736 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 20, 2016.

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 4000 Wallace Lane, Nashville, TN 37215.

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 19th day of August, 2016.

T & H Capital, LLC

By: The Companies (TC), LLC, as Manager

Steve Earl, CEO

STATE OF Utah
COUNTY OF Utah

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steve Earl with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the CEO of The Companies (TC), LLC, Manager of T&H Capital, LLC, a Utah limited liability company, and that he/she, 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 ~~19th~~ 22Nd (NI) day of August, 2016.

Notary Public

My Commission Expires: 09/19/2016

NATALIE IGE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 659229
COMM. EXP. 09-19-2016