Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6465 Quail Hollow Rd. #103
Memphis, Tennessee 38120
(901) 881-8600

Davidson County DEEDWARR
Recvd: 10/26/16 12:05 3 pgs
Fees:18.00 Taxes:666.00
20161026-0113186

WARRANTY DEED

Effective as of **October 11, 2016**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Jonathan Scott Miller, Single,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **LHF 4 ASSETS, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Lot 230, Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 2, of record in Instrument Number 20080205-0012163 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument No. **20080708-0070098** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Instrument No. 20080205-0012163; declaration of covenants, conditions and restrictions recorded in Instrument Nos. 20000915-0092002, 20011025-0117168, 20020828-0103983, 20041229-0153372, 20041229-0153373, 20061120-0143524, 20061120-0143523 and 20070905-0106402; Eaton's Creek Park Homeowner's Association recorded at Instrument No. 20011126-0128291; easement recorded in Book 6255, Page 578 and Book 8326, Page 230; instrument Nos. 20001011-0100954, 20031010-0150887, 20060126-0009689 and 20070112-0005338; all of record in the Register's Office of **Davidson County**, Tennessee; and **2017 Davidson County,** Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Knox County, State of Tennessee on this 6th day of October, 2016.

GRANTOR:

Jonathan Scott Miller

STATE OF TN
COUNTY OF Knox

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Jonathan Scott Miller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Knox **County**, State of TN this 6 day of October, 2016.

SUSAN MILLER STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Public

My Commission Expires:

My Commission Expires:
June 3, 2019

New Owner Name and Address to: LHF 4 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: **505 Cato Ridge Court** **Nashville, TN 37218** Mail tax bills to: LHF 4 ASSETS, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Number: **058-09-0A-243.00-C**	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $180,000.00. AFFIANT Subscribed and sworn to before me this 7th day of October, 2016. NOTARY PUBLIC Commission expires:

PAMELA OPPENHUIZEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 03-19-19

I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Janet S. Hinrichs, a notary public for this county and state, Timothy D. Wardlow who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

