WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170017640 DEEDWARR
Recvd: 03/01/17 11:01 2 pgs
Fees:13.00 Taxes:536.50
20170301-0020156

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of February, 2017.

Notary Public
My Commission expires: 3/6/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
InnoVestments, LLC C/O Butler Snow LLP 150 3rd Avenue S, #1600 Nashville, TN 37201	New Owner	148150011600

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jesse Cuthrell, married** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **InnoVestments, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Lot 65, Section Five, Part Two, Apache Hills, as shown on plat of record in Plat Book 5050, Page 39, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jesse Cuthrell from The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1 by Special Warranty Deed on February 17, 2012, of record in Instrument Number 20120309-0020801, Register's Office for Davidson County, Tennessee.

Note: Jesse Cuthrell, the Grantor, has never used this property as his residence, personal, marital or otherwise.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5050, Page 39, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4179, Page 951; Book 4215, Page 268; Book 4221, Page 190; Book 4225, Page 657; Book 4361, Page 162; Book 4454, Page 301 and Book 5040, Page 357, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 4276, Page 682, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4705 Arapaho Bend, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 24, 2017.

Jesse Cuthrell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jesse Cuthrell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 24, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY