BILL GARRETT, Davidson County
Trans:T20170024453 DEEDWARR
Recvd: 03/22/17 15:27 2 pgs
Fees:13.00 Taxes:1294.63

20170322-0028208

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Meredith Mays
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-7-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest Nolan and Michael Van Kerckhove	MORTGAGE INVESTORS GROUP	
(NAME)	(NAME)	
1622 A Porter Avenue	8320 E. WALKER SPRINGS LN.	072150X00100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **HCB PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERNEST NOLAN, AN UNMARRIED MAN AND MICHAEL VAN KERCKHOVE, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, 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 Unit A of 1622 Porter Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1622 Porter Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160229-0018965, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1622 Porter Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160229-0018965, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Warranty Deed from Echo Construction, LLC, a Tennessee Limited Liability Company to HCB Properties, LLC, a Tennessee Limited Liability Company as recorded on the 29th day of February, 2016 in Instrument No. 20160229-0018961; part of Warranty Deed from Mothership Ventures, LLC to Echo Construction, LLC as recorded on the 2nd day of September, 2015 in Instrument No. 20150902-0089640; part of Quitclaim Deed from Southern Home Rescue, a Tennessee General Partnership to Mothership Ventures, LLC as recorded on the 3rd day of July, 2013 in Instrument No. 20130703-0069063 and part of Warranty Deed from Aubrey Hiam to Southern Home Rescue, a Tennessee General Partnership as recorded on the 19th day of November, 2007 in Instrument No. 20071119-0135259, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1622 A Porter Avenue, Nashville, TN 37206

(House Number) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 16 day of March, 2017

HCB PROPERTIES, LLC

BY: _____

HUNTER BATSON, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Hunter Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of HCB Properties, LLC the within named bargainor, a limited liability company and that he as such sole member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as sole member.

Witness my hand and official seal at Nashville, Tennessee this 16th day of March, 2017.

Commission expires:

KELVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires November 5, 2019

Notary Public