# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170026475 DEEDWARR
Recvd: 03/29/17 12:42 2 pgs
Fees: 13.00 Taxes: 597.28
20170329-0030583

File No. TE0002766

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,428.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Invent Communities, Inc. | NEW OWNER | 071-08-0-382.00 |
| (NAME) | (NAME) | |
| 921 B Woodland St | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville Tn 37206 | | |
| (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, I, **JH1, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Invent Communities, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**TRACT I:**

**Land in Davidson County, Tennessee, being the easterly 50 feet of the southerly 100 feet of Lot No. 52 on the Map of J. B. Haynie's Oriental Subdivision, of record in Book 161, Pages 26 and 27, in the Register's Office for Davidson County, Tennessee.**

**Said part of Lot No. 52 fronts 50 feet on the northerly side of Prince Street and extends back between parallel lines 100 feet to a dead line.**

**TRACT II:**

**Land in Davidson County, Tennessee, being the westerly 50 feet of the southerly 100 feet of Lot No. 53 on the Map of J. B. Haynie's Oriental Subdivision, of record in Book 161, Pages 26 and 27, in the Register's Office for Davidson County, Tennessee.**

**Said part of Lot No. 53 fronts 50 feet on the northerly side of Prince Street and extends back between parallel lines 100 feet to a dead line.**

**Being the same property conveyed to JH1, LLC, a Tennessee limited liability company by Warranty Deed from Kudzu Real Estate Inc., recorded April 25, 2016 as Instrument No. 20160425-0040061, in the Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as 315 Prince Street, Nashville, TN 37207

TS2

| (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 27th day of March, 2017.

JH1, LLC

By: Joshua L. Hunter, Authorized Agent

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joshua L. Hunter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of JH1, LLC, a Tennessee LLC, the within named bargainor, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Agent.

Witness my hand this 27th day of March, 2017.

Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206