WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170026926 DEEDWARR
Recvd: 03/30/17 13:23 2 pgs
Fees:13.00 Taxes:434.96
20170330-0031139

File No. TE0002781

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,557.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

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	091-09-0-015.00
(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, **JH104, 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:

All that certain lot or parcel of land lying and being the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being the easterly 75 feet of the westerly 338 feet of Lot No. 36 on the Map of the Subdivision of the B.F. Cockrill Farms, as of record in Book 161, Page 134 and 135, RODCT, and being more particularly described as follows:

Beginning in the center of Robertson Avenue at the SE corner of the property conveyed to Eston Cross and wife, by deed from Charles W. Mosely and wife, of record in Book 2040, Page 453, RODCT; thence with the Cross' easterly line northwardly 294.3 feet to the southerly line of Lot No. 35; thence with the said line eastwardly 75 feet; thence southwardly and parallel with Cross easterly line 294.3 feet to the center of Robertson Avenue; thence with the center of said Avenue westwardly 75 feet to the beginning.

Being the same property conveyed by Warranty Deed to D224, LLC, a Tennessee Limited Liability Company from Leland D. Watts, married, as recorded on the 20th day of November, 2013 in Instrument No. 20131120-0119617 and by Quit Claim Deed to JH104, LLC, a Tennessee limited liability company from D224, LLC, a Tennessee limited liability company, as recorded on the 2nd day of November, 2016 in Instrument No. 20161102-0115931, in the Register's Office of 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 6116 Robertson Avenue, Nashville, TN 37209

(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.

JH104, 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 JH104, 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