WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170037558 DEEDWARR
Recvd: 05/03/17 14:29 3 pgs
Fees:18.00 Taxes:1265.40
20170503-0043828

Julie Hamilton
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017
(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
Erin Laughlin	Same as New Owner	
(NAME) 2503 A Inga Street	(NAME)	072-093A 001.00 CO
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, **NASHVILLE PROPERTY GROUP, LLC,A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIN LAUGHLIN,** 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 2503 INGA HOMES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2503 INGA HOMES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160411-0034718, 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 2503 INGA HOMES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160411-0034718, 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 a portion of the same property conveyed to Nashville Property Group, LLC, a Tennessee limited liability company by Warranty deed from Country Club Investors, LLC, a Limited Liability Company of record in Instrument No. 20160401-0031053 Register's Office for 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 2503 A Inga Street, 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 25 day of April, 2017

NASHVILLE PROPERTY GROUP, LLC

BY: HARDY REAL ESTATE INVESTMENTS LLC, SOLE MEMBER OF NASHVILLE PROPERTY GROUP, LLC

BY: [signature] 4/25/17

LAUREN HARDY, MANAGING MEMBER OF HARDY REAL ESTATE INVESTMENTS, LLC

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Lauren Hardy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, (upon oath) acknowledged herself to be a Managing Member of Hardy Real Estate Investments, LLC, Sole Member of Nashville Property Group, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Managing Member of Hardy Real Estate Investments, LLC, Sole Member of Nashville Property Group, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by herself as Managing Member of Hardy Real Estate Investments, LLC, Sole Member of Nashville Property Group.

Witness my hand and official seal at Nashville, Tennessee this ____ day of _____, 2017.

Commission expires: 10/24/2019

*Please see attachment

Notary Public

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles } **S.S.**

Subscribed and sworn to (or affirmed) before me on this 25th day of April, Month

2017, by Lauren Hardy and

Name of Signer (1)

N/A, proved to me on the basis of

Name of Signer (2)

satisfactory evidence to be the person(s) who appeared before me.

Signature of Notary Public

Notary Public

For other required information (Notary Name, Commission No. etc.)

SUE LUNSFORD
Commission # 2128183
Notary Public - California
Los Angeles County
My Comm. Expires Oct 24, 2019

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Warranty Deed

containing 2 (3 w/ Attachment) pages, and dated 04/25/2017

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
☒ form(s) of identification ○ credible witness(es)
CA Driver License

Notarial event is detailed in notary journal on:
Page # 11 Entry # 10
Notary contact (310)374-4420

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

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