WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Wanda Hott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Flipping Soigne, LLC	Flipping Soigne, LLC	082 04 0 140.00
(NAME)	(NAME)	
1339 Stainback Ave.	1339 Stainback Ave.	082 04 0 207.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-5132	Nashville, TN 37207-5132	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Equity Trust Company Custodian FBO Jerry W. Jarrett IRA,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Flipping Soigne, LLC,** 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:

Parcel 082-04-0-140.00 - 1002 N. 7th Street, Nashville, TN 37207

LAND in Davidson County, Tennessee, being Lot No. 156 on the Plan of Sharpe and Crutcher's Addition to East Nashville, as of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee.

SAID Lot No. 156 fronts 50 feet on the westerly side of North 7th Street, and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Equity Trust Company Custodian FBO Jerry W. Jarrett IRA, by Substitute Trustee's Deed from Ashley S. Rudy, Substitute Trustee, dated and recorded May 11, 2011, in Instrument Number 20110511-0036207, Register's Office for Davidson County, Tennessee.

Parcel 082-04-0-207.00 - 892 Sharpe Avenue, Nashville, TN 37206

LAND in Davidson County, Tennessee, being Lot No. 76 on the Map of Thornby Place, of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee.

SAID Lot No. 76 fronts 50 feet on the south side of Sharpe Avenue, formerly Osage Avenue, and runs back between parallel lines 147 feet to an alley in the rear.

BEING the same property conveyed to Equity Trust Company Custodian FBO Jerry W. Jarrett IRA, by Substitute Trustee's Deed from Ashley S. Rudy, Substitute Trustee, dated and recorded May 11, 2011 in Instrument Number 20110511-0036209, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1002 N 7th St., Nashville, TN 37207
892 Sharpe Ave., 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.

BILL GARRETT, Davidson County
Trans:T20170041041 DEEDWARR
Recvd: 05/15/17 10:24 2 pgs
Fees:13.00 Taxes:1110.00

20170515-0047810

Witness my/our hands this 10th day of May, 2017.

EQUITY TRUST COMPANY CUSTODIAN FBO JERRY W. JARRETT IRA

By: RACHEL CAIN
Its: Corporate Alternate Signer

State of Ohio
County of Cuyahoga

Personally appeared before me, a notary public in and for the state and county aforementioned, RACHEL CAIN with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be CORP ALT SIGNER of Equity Trust Company Custodian FBO Jerry W. Jarrett IRA and that he/she as such ~~CORP ALT SIGNER~~ executed the foregoing instrument for purposes therein contained, by signing the name of the entity by RACHEL CAIN as ~~CORP ALT SIGNER~~.

WITNESS my hand and seal this 10th day of May, 2017.

Notary Public
My Commission Expires:

File No.: 20171559

PAULA NEUHOFF
Notary Public, State of Ohio
My Commission Expires
October 14, 2020