WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Homage Properties, LLC, a Nevada limited liability company	Homage Properties, LLC	61-11-328
(NAME)	(NAME)	
1012 A Virginia Ave.	4732 Danby Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171448

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/we, Titan Investments, LLC, a Tennessee limited liability company , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Homage Properties, LLC, a Nevada limited liability company, 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 Lot No. 1 on the Re-Plat of Lot #26 Maplewood Manor Subdivision, as of record in in Instrument No. 20161011-0107236, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Titan Investments, LLC, a Tennessee limited liability company by deed from Jessica L. Leary, dated March 17, 2016, of record in Instrument No. 20160401-0031097, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 1012 A Virginia Ave., Nashville, TN 37216
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20170049371 DEEDWARR
Recvd: 06/09/17 10:32 2 pgs
Fees:13.00 Taxes:555.00
20170609-0057981

Witness my hand this 6th day of June, 2017

Titan Investments, LLC

BY: _____
Randy Frase, Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Randy Frase, 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 Member (or other officer authorized to execute the instrument) of Titan Investments, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 6th of June, 2017.

_____
Notary Public
My Commission Expires: 3/23/21

