BILL GARRETT, Davidson County
Trans:T20170050709 DEEDWARR
Recvd: 06/14/17 10:03 2 pgs
Fees:13.00 Taxes:858.40
20170614-0059568

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
MOMO Real Estate Investment, Inc
American Eagle Construction, LLC
325 Chamberlin Avenue
Nashville, TN 37209

SEND TAX BILL TO:
New Owner
637 Nevins Pl
Nolensville TN 37135

MAP/PARCEL 092-13-0-276.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jimmy Hill, a single man, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **MOMO Real Estate Investment, Inc., eighty-five percent (85%) of undivided interest and American Eagle Construction, LLC, fifteen percent (15%) of undivided interest, hereafter called the GRANTEES,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12, Block 27 on the Plan of Plummer Place and Part of Blocks Nos. 3, 8, 13, 18 and 23 in Charlotte Park 2nd Addition to Nashville of record in Plat Book 161, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property - a survey made by Bob Cummings - Land Surveyors dated April 6, 1987, as follows:

Said Lot No. 12 fronts 50 feet on the Westerly margin of Chamberlin Street, formerly known as Center Street, and extends back 154 feet, more or less, on the Northerly line and 154 feet, more or less, on the Southerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Jimmy Hill, unmarried by Warranty deed from Judy Daniels Levenhagen Smith and husband, Ricky Smith of record in Book 7224, page 807, Register's Office for Davidson County, Tennessee, dated April 30, 1987 and recorded on May 05, 1987.

This is improved property known as: **325 Chamberlin Avenue, Nashville, Tennessee 37209.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that

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the same is unencumbered unless otherwise herein set out; and,

GRANTOR, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 12th day of June, 2017.

WITNESS MY HAND on this the 12th day of June, 2017

Jimmy Hill

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jimmy Hill,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12th day of June, 2017.

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $~~$225,000.00~~ $232,000.00

AFFIANT

Subscribed and sworn to before me this the 12th day of June, 2017.

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

NOTARY PUBLIC

My Commission Expires:

File No: 170338