Davidson County DEEDWARR
Recvd: 06/23/17 10:51 5 pgs
Fees:28.00 Taxes:1720.50
20170623-0063335

WARRANTY DEED

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/19/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Woodford Construction, LLC	Woodford Construction, LLC	081 02 0 120.00
(NAME)	(NAME)	
7165 Holt Run Drive	7165 Holt Run Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Sixty-Five Thousand And No/100 Dollars ($465,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JLG, LLC 1/2 undivided interest and C & M Construction Management, LLC, a 1/2 undivided interest**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Woodford Construction, 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:

Being Lot Nos. 1 and 2 of Parcel 120 in a subdivision for the Southern Publishing Association situated in the old 13th Civil District of Davidson County, Tennessee, of record in Book 161, Page 144, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Said Lot No. I fronts 70 feet and said Lot No.2 fronts 74 feet on the south side of Hyde Street and runs back between parallel lines 156 feet to an alley.

Being a portion of the same property conveyed to Keith Churn dba Vision Trust Corp by Special Warranty Deed from James W. Hickman Revocable Trust, by Andre Francois Hickman (also known as Andre F. Hickman) and Harols A. Miller, Successor co-Trustees dated May 15, 2003 and recorded July 25, 2003 as Instrument No. 200307250104037, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Vision Trust Corp Trust, as to an undivided half (1/2) interest, and Raggedy, Inc., as to an undivided (1/2) interest by Quit Claim Deed from Keith Churn DBA Vision Trust Corp, as to an undivided half (1/2) interest and Raggedy, Inc., as to an undivided half (1/2)

interest dated April 6, 2004 and recorded April 6, 2004 as Instrument No. 200404060038670, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Stephen Perez, with a 1/2 undivided interest and Keith Churn, Trustee for Vision Trust Corp Revocable Trust, with a ½ undivided interest by Quit Claim Deed from Raggedy, Inc. with a ½ undivided interest, and Keith Churn, Trustee for Vision Trust Corp Revocable Trust, with a ½ undivided interest dated August 8, 2006 and recorded August 28, 2006 as Instrument No. 200608280105746, in said Register's Office for Davidson County, Tennessee. *Being re-recorded recorded September 22, 2006 as Instrument No. 200609220117426, in said Register's Office for Davidson County, Tennessee.*

Being a portion of the same property conveyed to Kelez Property Investments, LLC, with a 1/2 undivided interest and C & M Construction Management, LLC, with a ½ undivided interest by Quit Claim Deed from Keith Churn, Trustee for Vision Trust Corp Revocable Trust, with a 1/2 undivided interest and Stephen Perez, with a ½ undivided interest dated November 16, 2007 and recorded November 20, 2007 as Instrument No. 200711200135795, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to JLG, LLC 1/2 undivided interest and C & M Construction Management, LLC, a 1/2 undivided interest by Quit Claim Deed from Kelez Property Investments, LLC dated February 14, 2012 and recorded February 28, 2012 as Instrument No. 201202280016980, in said Register's Office for Davidson County, Tennessee. *Scrivener's Error Affidavit of record as Instrument No. 201706060056460, in said Register's Office for Davidson County, Tennessee.*

AND

Being Lot No. 3 of the Southern Publishing Association Subdivision, a Plan of which is of record in Book 161, Page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 74 feet on the southern side of Hyde Street and runs back between parallel lines 156 feet to a 10 foot alley, reserving a strip of land 3 ½ feet wide across the south end of said lot for the purpose of widening the alley.

Being a portion of the same property conveyed to Keith Churn dba Vision Trust Corp by Special Warranty Deed from James W. Hickman Revocable Trust, by Andre Francois Hickman (also known as Andre F. Hickman) and Harold A. Miller, Successor co-trustee dated May 15, 2003 and recorded July 25, 2003 as Instrument No. 20030725-0104037, in said Register's Office for Davidson County, Tennessee.

Being a portion the same property conveyed to Keith Churn dba Vision Trust as to 1/2 interest and Raggedy Inc., as to a 1/2 interest by Quit Claim Deed from Keith Churn dba Vision Trust Corp dated July 29, 2003 and recorded July 25, 2003 as Instrument No. 20030725-0104039, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Vision Trust Corp Revocable Trust by Quit Claim Deed from Keith Churn, Trustee for Vision Trust Corp Revocable Trust dated August 13, 2003 and recorded August 19, 2003 as Instrument No. 20030819-0120178, in said Register's Office for Davidson County, Tennessee. This deed is being corrected April 20, 2005 as Instrument No. 20050420-0043824, to correct the vesting of the grantee.

Being a portion of the same property conveyed to Stephen Perez, with a 1/2 undivided interest and Keith Churn, Trustee for Vision Trust Corp Revocable Trust, with a ½ undivided interest by Quit Claim Deed from Raggedy, Inc., with a 1/2 undivided interest, and Keith Churn, Trustee for Vision Trust Corp

Revocable Trust, with a ½ undivided interest dated August 8, 2006 and recorded August 28, 2006 as Instrument No. 20060828-0105746, in said Register's Office for Davidson County, Tennessee. This deed is being re-recorded September 22, 2006 as Instrument No. 20060922-0117426, to add missing derivation from previously recorded document.

Being the same property conveyed to Kelez Property Investments, LLC, with a 1/2 undivided interest and C&M Construction Management, LLC, with a ½ undivided interest by Quit Claim Deed from Keith Churn, Trustee for Vision Trust Corp Revocable Trust, with a 1/2 undivided interest and Stephen Perez, with a ½ undivided interest dated November 16, 2007 and recorded November 20, 2007 as Instrument No. 20071120-0135793, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Offshore Equity Holdings, LLC by Quit Claim Deed from Kelez Property Investments, LLC dated April 8, 2009 and recorded May 8, 2009 as Instrument No. 20090508-0042428, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to JLG, LLC 1/2 undivided interest and C & M Construction Management, LLC, a 1/2 undivided interest by Quit Claim Deed from Offshore Equity Holdings, LLC dated February 14, 2012 and recorded February 28, 2012 as Instrument No. 20120228-0016979, in said Register's Office for Davidson County, Tennessee. *Scrivener's Error Affidavit recorded June 06, 2017 as Instrument No. 20170606-0056471, in said Register's Office for Davidson County, Tennessee.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2125 24th Ave N. and 2407 Hyde Street, Nashville, TN 37208

File Number: HND-172828SSO

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, has 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 our hands this 22nd day of June, 2017

JLG, LLC 1/2 undivided interest

BY: _____
Kim Churn
Member

C & M Construction Management, LLC, a 1/2 undivided interest

BY: _____
Keith Churn
Member

File Number: HND-172828SSO

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Keith Churn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that _he is the Member of C&M Construction, LLC, the within named bargainor, a Limited Liability Company, and that _he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2017.

2 n L

Notary Public

My Commission Expires: 3/19/19

(Seal)

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kim Churn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Member of JLG, LLC, the within named bargainor, a Limited Liability Company, and that she as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2017.

2 n L

Notary Public

My Commission Expires: 3/19/19

(Seal)

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: HND-172828SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/10/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2019