WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170055330 DEEDWARR
Recvd: 06/28/17 12:51 3 pgs
Fees: 17.00 Taxes: 1341.25
20170628-0065081

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF June, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(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
Julie D. Cornell, Trustee	New Owner	
(NAME)	(NAME)	
2695 Inga Street		07209028600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 **JULIE D. CORNELL, TRUSTEE OF THE JITTERBUG TRUST DATED JUNE 26, 2017,** 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 No. 80 on the Map of Irvington of Record in Book 843, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Stanley E. Gregory, unmarried to Nashville Property Group, LLC as recorded on the 23rd day of September, 2016 in Instrument No. 20160923-0100660 and Warranty Deed from Madonna Leigh Farris McDonald Vasko to Stanley E. Gregory, unmarried as recorded on the 25th day of September, 1995 in Deed Book 9804, Page 814, in the Register's Office of 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 2695 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 27 day of June, 2017

NASHVILLE PROPERTY GROUP, LLC

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

BY: _____

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:

See Attached.

Notary Public

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

ACKNOWLEDGMENT

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 ORANGE)

On June 27, 2017 before me, Erionnica Nikeshe Sterling, Notary Public
(insert name and title of the officer)

personally appeared Lauren Suard Heady,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ERIONNICA NIKESHE STERLING
Notary Public – California
Los Angeles County
Commission # 2184492
My Comm. Expires Feb 25, 2021

Signature _____ (Seal)

Warranty deed

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED