WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me this 30TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SUE ROBINSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice Hoagey and David Hoagey	David and Janice Hoagey	
	(NAME)	
220 Crencor Drive	220 Crencor Drive	117-03-0B-142.00-CO
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Little Enterprises, L.P., a Pennsylvania limited partnership, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Janice Hoagey and David Hoagey, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. I-15 ON THE PLAN OF REVISED THE VILLAGER CONDOMINIUM APARTMENT OF RECORD IN BOOK 5200, PAGE 201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE VILLAGES CONDOMINIUM APARTMENT, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK 5434, PAGE 665, CORRECTED IN BOOK 5487, PAGE 967, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO LITTLE ENTERPRISES, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP BY WARRANTY DEED FROM BEAT ZENERINO, UNMARRIED OF RECORD IN INSTRUMENT NO. 20080820-0085665 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESS

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2601 Hillsboro Road, Unit I-15 , Nashville, TN 37212
(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:T20170056565 DEEDWARR
Recvd: 07/03/17 09:54 2 pgs
Fees:13.00 Taxes:444.00
20170703-0066569

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 30th day of June, 2017.

Little Enterprises L.P.

By: Scott Q. Little, General Partner

STATE OF Pennsylvania
COUNTY OF Cambria

Before me, the undersigned Notary Public, personally appeared Scott Q. Little, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be General Partner of Little Enterprises, L.P., a Pennsylvania Limited Partnership, the within named bargainor, Scott Q. Little, and that such Scott Q. Little, General Partner executed the foregoing instrument for the purposes therein contained, by personally signing the name of Scott Q. Little, as General Partner.

Denise M. Esch

My commission expires: Feb. 27, 2020

Commonwealth of Pennsylvania
NOTARIAL SEAL
DENISE M. ESCH, Notary Public
City of Johnstown, County of Cambria
My Commission Expires Feb. 27, 2020

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072