(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170056666 DEEDWARR
Recvd: 07/03/17 11:03 2 pgs
Fees:13.00 Taxes:2404.63
20170703-0066684

Judy S. Wells
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,000.00

Jennifer Hunt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF June, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(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
Cole Hunt and Jennifer Hunt	NEW OWNER	
(NAME)	(NAME)	
1906 Electric Ave.		09402019700
(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, **CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLE HUNT AND JENNIFER HUNT, HUSBAND AND WIFE,** 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 Westerly 30 feet of Lots Nos. 93 and 94 and the Northerly 35 feet of the Westerly 30 feet of Lot No. 92 on the Plan of United Electric Railway plan of Lots, of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said Lots 94, 93 and 92 fronts 30 feet on Southerly side of Electric Avenue and run back between parallel lines, 150 feet to a private alley.

Being part of the same property conveyed by Quitclaim Deed from Lone Oak, LLC, a Tennessee Limited Liability Company to City Limits Construction, LLC, a Tennessee Limited Liability Company as recorded on the 14th day of March, 2017 in Instrument No. 20170314-0024732; Warranty Deed from Shelby Street Partners, G.P. to Lone Oak, LLC as recorded on the 28th day of April, 2016 in Instrument No. 20160428-0041259; Quitclaim Deed from Garafola Properties, LLC to Shelby Street Partners, G.P. as recorded on the 2nd day of August, 2013 in Instrument No. 20130802-0080692 and Warranty Deed from Josh Edlin, an unmarried man to Garafola Properties, LLC as recorded on the 2nd day of April, 2013 in Instrument No. 20130402-0032234, 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 1906 Electric Ave., 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 30 day of June, 2017

CITY LIMITS CONSTRUCTION, LLC

BY: Authorized Agent

DANIELLE WADE, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Danielle Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Authorized Agent of City Limits Construction, LLC the within named bargainor, a limited liability company and that she as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 30 day of June, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public