Warranty Deed

BILL GARRETT, Davidson County Trans: T20170059510 DEEDWARR Recvd: 07/12/17 10:18 2 pgs Fees: 13.00 Taxes: 3903.50 20170712-0070012	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,055,000.00. Affiant Subscribed and sworn to before me, this the 10th day of July, 2017. Notary Public My commission expires:

DAVID DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joseph Alexander Little IV	new owner	
2708 Fairfax Ave.		104-11-0-087.00
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SADDLEBACK CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH ALEXANDER LITTLE IV,** * AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * unmarried man

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 1 on the unrecorded plan of L. A. Bauman's property, described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, December 1928, as follows:

Beginning at a point in the Northerly margin of Jones Avenue, the common corner of Lot Nos. 1 and 2 on said plan, being 235 feet East of the Northeast intersection of Jones Avenue and 28th Avenue South; thence with the line between said lots Northerly 168 feet to the Southerly margin of a 15-foot alley; thence with the margin of the same Westerly 60 feet to a point which is 168 feet 6 inches East of the Southeast intersection of said alley and 28th Avenue South; thence Southerly parallel, to the first line 168 feet, more or less, to a point in the Northerly margin of Jones Avenue 175 feet East of the Northeast intersection of Jones Avenue and 28th Avenue South; thence with the margin of said Jones Avenue Easterly 60 feet to the point of beginning.

Being the same property conveyed to Bettina L. Engh and Daniel J. Engh, as tenants in common with right of survivorship by Warranty deed from Blair A. Rexroth and Roberta, husband and wife of record in Instrument No. 20090922-0088196 Register's Office for Davidson County, Tennessee, dated September 18, 2009 and recorded on September 22, 2009.

Being the same property conveyed to Saddleback Capital Group, LLC by Warranty deed from Bettina L. Engh and Daniel J. Engh, as tenants in common with right of survivorship of record in Instrument No. 20160331-0030750, corrected by Affidavit of

Scrivener's Error of record in Instrument No. 20160705-0068670 Register's Office for Davidson County, Tennessee, dated March 25, 2016 and recorded on March 31, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2708 Fairfax Ave., Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of July, 2017.

Saddleback Capital Group, LLC

Zach S. Todd, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zach Todd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the authorized Member of Saddleback Capital Group, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2017.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021