WARRANTY DEED

File #15573

BILL GARRETT, Davidson County
Trans: T20170062242 DEEDWARR
Recvd: 07/20/17 12:35 2 pgs
Fees: 12.00 Taxes: 0.00
20170720-0073440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

(Transfer tax already paid under Instrument No. 20160216-0014502 R.O.D.C.)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Construct-All USA, Inc.	New Owner	094-05-0-017.00, 094-05-0-015.00
(NAME)	(NAME)	094-05-0-019.00
1404 W. College St.		
(ADDRESS)	(ADDRESS)	094-05-0-020.00
Murfreesboro, TN 37129		
(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, I, **JH101, LLC a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Construct-All USA, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1 - (Being also known as 1109 Ozark Street Nashville, TN 37206)

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Haynie's Central Park Plan of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JH101, LLC, a Tennessee limited liability company, by Quitclaim Deed from D221, LLC, a Tennessee limited liability company, dated 11/13/2015, recorded 11/13/2015, and appearing of record in Instrument No. 20151113-0115689, Register's Office for Davidson County, Tennessee.

Tract 2 - (Being also known as 1111 Ozark Street Nashville, TN 37206)

Land in Davidson County, Tennessee, being a part of Lot No. 60 on the Plan of Haynie's Central Park Plan of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Commencing in the north right of way of Ozark Street at the southeast corner of said Lot 60; thence leaving said right of way and along the east line of said Lot 60, N 00 degrees 59' 24" E 8.0 feet to the point of beginning; thence severing Lot 60 N 89 degrees 00' 36" W 10.2 feet; thence N 00 degrees 59' 24" E 35.0 feet; thence S 89 degrees 00' 36" E 10.2 feet to the east line of said Lot 60; thence along said east line of Lot 60 S 00 degrees 59' 24" W 35.0 feet to the point of beginning.

Being the same property conveyed to JH101, LLC, a Tennessee limited liability company, by Quitclaim Deed from D221, LLC, a Tennessee limited liability company, dated 11/13/2015, recorded 11/13/2015, and appearing of record in Instrument No. 20151113-0115690, Register's Office for Davidson County, Tennessee.

Tract 3 - (Being also known as 1113 Ozark Street Nashville, TN 37206)

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Haynie's Central Park Plan of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JH101, LLC, a Tennessee limited liability company, by Quitclaim Deed from D220, LLC, a Tennessee limited liability company, dated 11/13/2015, recorded 11/13/2015, and appearing of record in Instrument No. 20151113-0115691, Register's Office for Davidson County, Tennessee.

Tract 4 - (Being also known as 1115 Ozark Street Nashville, TN 37206)

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Haynie's Central Park Plan of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JH101, LLC, a Tennessee limited liability company, by Quitclaim Deed from D221, LLC, a Tennessee limited liability company, dated 11/13/2015, recorded 11/13/2015, and appearing of record in Instrument No. 20151113-0115692, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved property, known as 1109, 1111, 1113, and 1115 Ozark 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 18th day of July, 2017.

JH101, LLC

BY: _____

James Pfeffer, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared James Pfeffer, 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 Chief Manager of JH101, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such authorized agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself/herself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of July, 2017.

_____ NOTARY PUBLIC

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206