WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/17 08:41 3 pgs
Fees:18.00 Taxes:407.00
20170802-0078333

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$110,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of July, 2017.

Notary Public
My Commission expires: 7/28/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
4JSAP, Inc.	SAME	081-07-0-166.00
2000 Mallory Lane, Ste 130-516		
Franklin, TN 37067-8231	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **I.Ride, Inc. and Galaxy Star Building Group**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **4JSAP, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 62 on the plan of George Shield's Second Addition to North Nashville, of record in Book 57, page 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to I. Ride, Inc. and Galaxy Star Building Group by deed from Heather C. Klein-Videgar, on June 21, 2017, of record in Instrument Number 20170621-0062653, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 146, Register's Office Davidson County, Tennessee.

This is improved property known as: **1707 Seifried Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 28, 2017.

I.Ride, Inc

By Anthony Lewis, President

Galaxy Star Building Group

By Cleo Weaver, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of July, 2017, before me, appeared Anthony Lewis, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of I.Ride, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Anthony Lewis, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of July, 2017, before me, appeared Cleo Weaver, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Galaxy Star Building Group and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Cleo Weaver acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021