WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170071147 DEEDWARR
Recvd: 08/16/17 13:27 2 pgs
Fees:13.00 Taxes:2960.00
20170816-0084164

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 2018

BOX 10-A

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
Michelle Cunningham and John Loudenslager	SAME	
(NAME)	(NAME)	
6301 Jocelyn Hollow Road		115-15 98
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **JOAN PAUL LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE CUNNINGHAM AND JOHN LOUDENSLAGER, WIFE AND HUSBAND,** 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 Lot No. 1 on the Plan of Resubdivision of Lot 12, West Meade Farms, Inc. Section 1, of record in plat Book 8250, page 867, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joan Paul LLC, a California Limited Liability Company, by deed from CRJ 8th Avenue Property LLC, of record in Instrument No. 20140218-0013350, Register's Office for 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.

This is improved x property, known as unimproved

6301 Jocelyn Hollow Road, Nashville, TN 37205
(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 14 day of Aug, 2017

JOAN PAUL LLC

BY: TIGERHORSE, LLC, MEMBER

BY _____

ANDREA RECKELL, MANAGER

STATE OF Az

COUNTY OF Maricopa

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Andrea Reckell, Manager of Tigerhorse, LLC, member of Joan Paul LLC. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Manager of Tigerhorse, LLC, member of Joan Paul LLC, the within named bargainor, a limited liability company, and that she as such Manager of Tigerhorse, LLC, member of Joan Paul LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by herself as the Manager of Tigerhorse, LLC, member of Joan Paul LLC.

Witness my hand and official seal at Nashville, Tennessee this 14 day of Aug, 2017.

Commission expires:

May 15, 2019

_____
Notary Public

AMANDA SCUDELLA
Notary Public, State of Arizona
Maricopa County
My Commission Expires
May 15, 2019