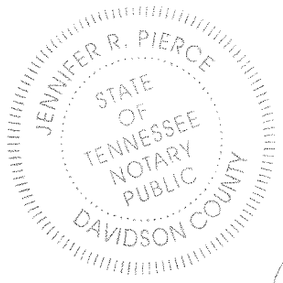
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

Affiant

Subscribed and sworn to before me this 14th day of August, 2017.

Notary Public
My Commission expires: 11-6-17
(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:
CGB ENT, LLC	New Owner	142-14-0C-056.00CO
8051 Highway 70 S.		
Nashville, TN 37221	,	

Davidson County DEEDWARR
Recvd: 08/25/17 14:50 4 pgs
Fees:23.00 Taxes:370.00
20170825-0087722

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, **Jon Patrick Hulleman and Brittney Hulleman, as Co-Trustees of the JBH Living Trust, UA/Dated February 8, 2017**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **CGB ENT LLC, a Tennessee Limited Liability Company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 19B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20060601-0064701, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JON PATRICK HULLEMAN AND BRITTNEY HULLEMAN, AS CO-TRUSTEES OF THE JBH LIVING TRUST, U/A DATED FEBRUARY 8, 2017 from JON PATRICK HULLEMAN, a married man by Warranty Deed on February 28, 2017 of record in Instrument Number 20170307-0022184 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:

- Taxes and assessments for the year 2017 and subsequent years a lien but not yet due and payable.
- Subject to all matters on as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes of record in Instrument No. 20060601-0064701, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes of record in Instrument No. 20060601-0064701, Register's Office for Davidson County, Tennessee.
- Charter of McPherson Place Homeowner's Association, Inc., of record in Instrument No. 20070524-0061787, Register's Office for Davidson County, Tennessee.
- Deed to the Harpeth Valley Utility District of record in Instrument No. 20160223-0017321, Register's Office for said County; Subject to all matters on Plan of record in Plat Book 4300, Page 114, Register's Office for said County; Title to that portion of the premises, if any, embraced within the charter right-of-way of Louisville and Nashville Railroad.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **758 McPherson Drive, Nashville, TN 37221**

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 August 10th, 2017.

Jon Patrick Hulleman and Brittney Hulleman,
as Co-Trustees of the JBH Living Trust,
UA/Dated February 8, 2017

_____
Jon Patrick Hulleman, Trustee

_____
Brittney Hulleman, Trustee

STATE OF

COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jon Patrick Hulleman, Trustee and Brittney Hulleman, Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August _____, 2017

My commission expires _____

_____
Notary Public

See attached

My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Contra Costa)

On 8.16.17 (Date) before me, Kim R. Jones, Notary Public, (Here Insert Name and Title of the Officer),

personally appeared Jon Patrick Hulleman and Brittney Hulleman (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KIM R. JONES
Commission # 2079979
Notary Public - California
Contra Costa County
My Comm. Expires Sep 26, 2018

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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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