THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 09/01/17 10:13 3 pgs
Fees:18.00 Taxes:1295.00
20170901-0090023

Return to:
Main Street Title & Ins
2231 N. Mt. Juliet Rd, #203
Mt Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 22nd day of August, 2017.

Notary Public

My Commission Expires: 5/8/18

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
DECADIE, LLC ~~2120 Richard Jones Road, Suite 220 Nashville, TN 37215~~ 5102 BORDEAUX AVE IRVINE, CA 92604	SAME AS OWNER	92-13-307.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **EnTheos Investments, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DECADIE, LLC**, 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 Lots 4 and 5, Map of Subdivision of Plummer Place and Part of Blocks Nos. 3, 8, 13, 18 and 23 in Charlotte Park 2nd Addition to Nashville, as shown on plat of record in Plat Book 161, Page 39, in the Register's Office, Davidson County, Tennesee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Kingdom Homes, LLC to EnTheos Investments, LLC, as recorded on the 10th day of May, 2017 in Instrument No. 20170510-0046564; Warranty Deed from Tracy S. Snyder to Kingdom Homes, LLC, as recorded on the 1st day of May, 2017 in Instrument No. 20170501-0042201 and Warranty Deed from Kevin Boyd Snider, as heir at Law and as Executor of the Estate of Elmer Ellis Snider; joined by James Ellis Snider, Lou Angeline Tillman and Karli Lurana Carroll, individually and as heirs at law of Elmer Ellis Snider to Tracy S. Snyder, as recorded on the 5th day of March, 2012 in Instrument No. 20120305-0019175, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 3707 Elkins Avenue, Nashville, TN 37209.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and (6. other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of August, 2017.

EnTheos Investments, LLC

By: Hutch Henderson, Authorized Signor

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hutch Henderson, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Authorized Signor of EnTheos Investments, LLC, the within named bargainor, a Limited Liability Company, and that he as such Authorized Signor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the EnTheos Investments, LLC, by the said Hutch Henderson as its Authorized Signor.

WITNESS my hand and seal at office this 22nd day of August, 2017.

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission expires: 3/3/2020

True Copy Certification

I, Ed Tignor, 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.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A. Richards
Notary's Signature

My Commission Expires: 9-10-18
Notary' Seal (if on paper)

