WARRANTY DEED

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

File No. RW0003312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.17.19
(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Properties, LLC	NEW OWNER	See Exhibit A
(NAME)	(NAME)	
1017 Harold Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37217		
(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, **Harold Drive, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harold Properties, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached Exhibit "a'

BILL GARRETT, Davidson County
Trans:T20170078110 DEEDWARR
Recvd: 09/06/17 14:59 3 pgs
Fees:18.00 Taxes:4329.00
20170906-0091721

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties 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 1017 Harold Dr, Nashville, TN 37217

(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 1st day of September, 2017.

Harold Drive, LLC a Tennessee limited liability company

By: _____
Joshua L. Hunter, authorized agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joshua L. Hunter, 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 Authorized Agent of Harold Drive, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Authorized Agent.

Witness my hand this 1st day of September, 2017.

RWalters
Notary Public

My commission expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Unit No. 1017, 1019, 1023, 1025, 1027, 1033, 1035, 1036 aka 1037 Harold Drive, 1043, 1047 and 1049, Building "B" on the plan of Castlewood Condominiums Apartments, Horizontal Property Regime and more particularly described in Plat Book 4660, Page 62, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Unit No. 1053, 1061, 1065, 1067, 1081, 1085 and 1087, Building "C" on the plan of Castlewood Condominiums Apartments, Horizontal Property Regime and more particularly described in Plat Book 4660, Page 62, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold Drive, LLC, by Warranty Deed from John D. Denton, dated May 30, 2014, recorded June 3, 2014 in Instrument No. 20140603-0047529.

Tract II:

Land in Davidson County, Tennessee, being Unit No. 1059 Harold Drive, Building "C" on the plan of Castlewood Condominiums Apartments, Horizontal Property Regime and more particularly described in Plat Book 4660, Page 62, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold Drive, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from King Properties and Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20170824-0087119 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to King Properties and Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Stefanie Dyson, an unmarried person, dated May 29, 2009, recorded June 1, 2009 in Instrument No. 20090601-0050381.

Map and Parcel Numbers are as follows:

107-09-0A-001.00-CO- Unit 1017
107-09-0A-002.00-CO- Unit 1019
107-09-0A-004.00-CO- Unit 1023
107-09-0A-005.00-CO- Unit 1025
107-09-0A-006.00-CO- Unit 1027
107-09-0A-009.00-CO- Unit 1033
107-09-0A-010.00-CO- Unit 1035
107-09-0A-011.00-CO- Unit 1036 aka 1037
107-09-0A-016.00-CO- Unit 1043
107-09-0A-020.00-CO- Unit 1047
107-09-0A-022.00-CO- Unit 1049
107-09-0A-026.00-CO- Unit 1053
107-09-0A-031.00-CO- Unit 1061
107-09-0A-033.00-CO- Unit 1065
107-09-0A-034.00-CO- Unit 1067
107-09-0A-041.00-CO- Unit 1081
107-09-0A-043.00-CO- Unit 1085
107-09-0A-044.00-CO- Unit 1087