SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

One Nine Investments, LLC
404 English Ivy Drive
Nashville, TN 37211

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

Bill Garrett Davidson County
Batch# 663 DEEDWARR
09/13/2017 04:08:26 PM 2 pgs
Fees: $13.00 Taxes: $580.90
20170913-0093769

MAP/PARCEL: 161110D07700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **SARA PARKER, N/K/A SARA PARKER HOWELL,** has this day bargained and sold and do hereby transfer and convey unto, **ONE NINE INVESTMENTS, LLC, a Tennessee limited liability company,** their heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Land in Davidson Count, Tennessee, being Lot No. 0-77 on the Plan of Villages of Brentwood, Phase VII, of record in Plat Book 6900, page 777, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Sara Parker, unmarried, by Warranty Deed from Emily Pittman (f/k/a Emily Alexander) and husband, Jeff Pittman of record in Instrument No. 20050510-0052511, Register's Office Davidson County, Tennessee, dated April 25, 2005 and recorded May 10, 2005.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is investment property and is not the principal residence of the grantor or her spouse.

This is improved property known as 404 English Ivy Drive, Nashville, TN 37211

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2017 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2017 real property taxes, which taxes have been prorated between the parties herein and the

grantor having paid her prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 8th day of September, 2017.

Sara Parker Howell

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Sara Parker Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 8th day of September, 2017.

NOTARY PUBLIC

KAREN J. BASS STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

My Commission Expires: 12/23/2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $157,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 8th day of September, 2017.

NOTARY PUBLIC

My commission expires: 03/10/2019

MELISSA D. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019