Bill Garrett Davidson County
Batch# 2494 DEEDWARR
09/20/2017 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20170920-0096203

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of September, 2017, by and between South Central Neighborhood Development Corporation, a Tennessee Nonprofit Corporation, party of the first part, and InnoVestments, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lots Nos. 46, 47 and the easterly 5 feet of Lot No. 48 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 46, 47 and the easterly part of Lot No. 48 front together 75 feet on the northerly side of Green Street, formerly Leigh Street, and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to South Central Neighborhood Development Corporation by virtue of warranty Deed dated August 11, 1995, of record at Book 9763, Page 53 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 21, Page 84 and 85 in said Register's Office, Tennessee; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James Jenkins Sr.
South Central Neighborhood Development Corporation
By: James Jenkins Sr., President

Jesse F. Tucker
South Central Neighborhood Development Corporation
By: Jesse F. Tucker, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared James Jenkins Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of South Central Neighborhood Development Corporation, the within named bargainor, a Tennessee nonprofit corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at office this 15th day of September, 2017.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 07/05/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Jesse F. Tucker, 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 the Secretary of South Central Neighborhood Development Corporation, the within named bargainor, a Tennessee nonprofit corporation, and that he/she as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Secretary.

WITNESS my hand and official seal at office this 15th day of September, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: InnoVestments, LLC
804 4th Ave. S.
Nashville, TN 37210

Tax Parcel No 09316005200

Property Address: 26A Green St.
Nashville, TN 37210

MAIL TAX
BILLS TO: Owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $210,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of September, 2017.

Notary Public

My Commission Expires:_____

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019