Bill Garrett Davidson County
Batch# 19049 DEEDWARR
10/27/2017 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20171027-0110534

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of October, 2017.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Notary Public
My commission expires: 5/15/2021

02-1709-00006X

Address of New Owner:	Send Tax Bills to:	Tax Information:
LOORTI, LLC P.O. Box 651964 Franklin, TN 37068	New Owner	119-06-0-130.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret Ann Robertson**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **LOORTI, LLC, a Utah Limited Liability Company**, hereinafter called the Grantees, their successors 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 Lot No. 48, on the Plan of Sterling Heights, Section Three, of record in Book 1424, Page 113, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Bohanan et ux, Bonita Jo Bohanan by deed from Dennis Ray Miller et ux, Barbara R. Miller, dated August 18, 1982, recorded August 19, 1982, of record in Book 5926, Page 541, Register's Office for Davidson County, Tennessee. The said Bonita Jo Bohanan having since died on December 2, 2004, being survived by her husband, James W. Bohanan. James W. Bohanan having since died on September 17,2009, leaving as beneficiaries under the terms of his last will, admitted for probate under Docket No. 09P-1685 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Margaret Ann Robertson and Terri Jane Hodges. Terri Jane Hodges having since died on July 10, 2006, being survived by her daughter, her sole heir, Amanda Jo Courtright, who quitclaimed her interest in the aforedescribed property of record in Instrument No. 20110119-0004955, said Register's Office.

Further being the same property conveyed to Margaret Ann Robertson by Quitclaim Deed from Margaret Ann Robertson, Executor of the Estate of James W. Bohanan, deceased, dated January 17, 2011, recorded February 22, 2011, of record in Instrument No. 20110222-0014611, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 62 Peachtree Street, Nashville, TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of October, 2017.

Margaret Ann Robertson
Margaret Ann Robertson by Jean Turbeville, attorney in fact
by Jean Turbeville

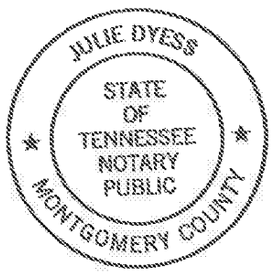
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jean Turbeville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Margaret Ann Robertson, and who acknowledged that she executed the same as the free act and deed of said Margaret Ann Robertson.

Witness my hand in Brentwood, TN, this 12th day of October, 2017.

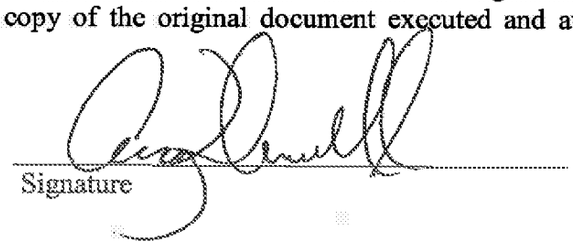
Julie Dyess
Notary Public

My Commission expires: 8/11/20



True Copy Certification

I, ___Amy Tidwell___, 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.

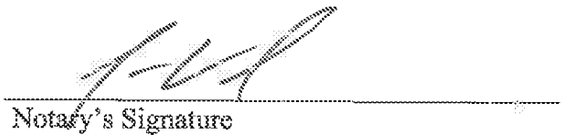


Signature

State of TN

County of Williamson

Personally appeared before me, ___Joe White_____[Name of Notary], a notary public for this county and state, ___Amy Tidwell_____[Name of person making certification] 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: 5/15/2021

{Notary' Seal}

