WARRANTY DEED

Bill Garrett Davidson County
Batch# 19193 **DEEDWARR**
10/30/2017 09:40:15 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20171030-0110745

Y-CSB-17-193

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2018

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
InnoVestments. LLC	**New Owner**	
(NAME)	(NAME)	
193 & 197 Connare Dr (Tracts 1 and 2)	806 4th Avenue S	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMERALD NEW BEGINNINGS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **INNOVESTMENTS. LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Primrose Meadows, Section 1 of record in Plat Book 4675, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emerald Housing Partners, LLC, a Tennessee limited liability company by Warranty deed from Wanda Williams of record in Instrument No. 20161207-0128716 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 7, 2016.

Being the same property conveyed to Emerald New Beginnings, LLC by Quitclaim deed from Emerald Housing Partners, LLC of record in Instrument No. 20170321-0027288 Register's Office for Davidson County, Tennessee, dated February 27, 2017 and recorded on March 21, 2017.

Being also known as 193 Connare Dr., Madison, Tennessee 37115.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Primrose Meadows, Section 1 of record in Plat Book 4675, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emerald New Beginnings LLC by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20170309-0023552 Register's Office for Davidson County, Tennessee, dated February 7, 2017 and recorded on March 9, 2017.

Being also known as 197 Connare Dr (Tract 2) Madison, Tennessee 37115.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 18, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4737, Page 801 and Book 5039, page 484, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **193 & 197 Connare Dr (Tracts 1 and 2), Madison, Tennessee 37115**.

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, 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF OCTOBER, 2017.

Emerald New Beginnings, LLC

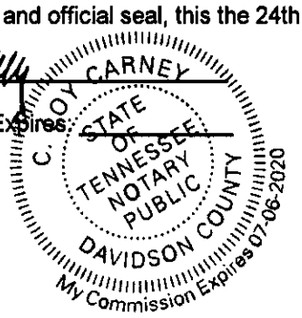
BY: _____
Chris Hodges
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared CHRIS HODGES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of EMERALD NEW BEGINNINGS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 24th of October, 2017.

_____
Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212