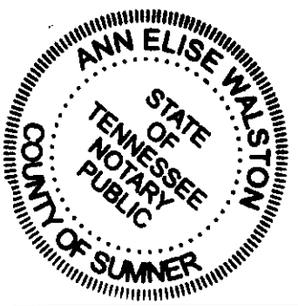
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 21433 DEEDWARR
11/02/2017 12:17:20 PM 2 pgs
Fees: $13.00 Taxes: $1,280.20

20171102-0112598

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
151 Park Circle Residential Holdings Company, LLC	Attn of: 151 Park Circle, LLC	53-11-72
(NAME) 151 Park Circle	(NAME) 1105 Chestnut Street Ste 340	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Chattanooga, TN 37450	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172663

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/we, **David Hall and Michelle Hall, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **151 Park Circle Residential Holdings Company, LLC**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A certain tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee, and being Lot No. 16 of Block "B", on a Map entitled Subdivision Map 3, of the Life & Casualty Insurance Company property, of record in Book 974, page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Hall by deed from Cornerstone Investments Inc., a Tennessee corporation, dated June 24, 2016, of record in Instrument No. 20160627-0065074, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 974, page 11, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 151 Park Circle, Old Hickory, TN 37138
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of October, 2017

David Hall

Michelle Hall

Subscribed and sworn before me this 31st of October, 2017.

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY