30246-8 Box 14

Bill Garrett Davidson County
Batch# 29382 DEEDWARR
11/22/2017 01:37:59 PM 2 pgs
Fees: $13.00 Taxes: $3,422.50
20171122-0120143

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of November, 2017 by and between 114 Property, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Sinecio Cordero and Kari Mingolello husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 309 of Block 14 on the Plan of Charlotte Park Co.'s First Addition to Nashville, recorded in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 114 Property, LLC, by Quitclaim Deed, from L&H Building Group, LLC, dated September 26, 2017, recorded October 30, 2017, of record in Instrument No. 20171030-0111006, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to L&H Building Group, LLC, (for the consideration value of $330,000.00) by Warranty Deed, from Marsha B. Randler, now known as Marsha Mauney, unmarried, dated May 13, 2016, recorded May 16, 2016, of record in Instrument No. 20160516-0048379, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 4408 Nevada Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

114 Property, LLC, a Tennessee limited liability company

By: _____
Donald Loftis, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leann Turner, a Notary Public of said State and County aforesaid, personally appeared Donald Loftis, Authorized Agent of 114 Property, LLC with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent, the within named bargainor, a limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Authorized Agent

Witness my hand and seal, at office in Franklin TN, this the 20th day of November, 2017.

_____
Notary Public
My Commission Expires: My Commission Expires October 21, 2020

Name and Address of Property Owner:
Sinecio Cordero and Kari Mingolello
4408 Nevada Avenue,
Nashville, TN 37209

Send Tax Statements to:

JP Morgan Chase Bank, N.A.
P.O. Box 78420
Phoenix, AZ 85062-8420

Map & Parcel: 091 16 0 098.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $925,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of November, 2017.

_____
Notary Public

My Commission Expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
17-1-600