39B

WARRANTY DEED

Bill Garrett Davidson County
Batch# 33860 **DEEDWARR**
12/05/2017 02:29:46 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20171205-0124117

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 2/5/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Glen Johnson Kathryne Johnson	new owner	134090033000
(NAME) 5120 HWY 70E ~~3520 Donna Kay Drive~~	(NAME)	
(ADDRESS) Cookeville, TN 38506 ~~Nashville, TN 37211~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged ,I/WE, **Triple 4 Homes, LLC, a Nevada limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Glen Johnson and Kathryne Johnson, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot 125, Section 3, Resubdivision of Lots 125 & 126, Greenwood Hills, as shown on plat of record in Plat Book 8250, Page 724, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Triple 4 Homes, LLC, a Nevada limited liability company by Warranty Deed from Jean Bates f/k/a L. Jean Collins a/k/a Loretta Jean Collins, of record in Instrument No. 20170505-0044994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3520 Donna Kay Drive, Nashville, TN 37211
(House Number) (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 we do covenant with the said GRANTEES 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 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/our hands this 1st day of December, 2017.

By: Julie Stinson
Managing Member

Triple 4 Homes, LLC, a Nevada limited liability company

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Julie Stinson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the Managing Member of Triple 4 Homes, LLC a Nevada limited liability company, and that she as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of Triple 4 Homes, LLC, a Nevada limited liability company, by herself as Managing Member.

WITNESS my hand and seal this 1st day of December, 2017.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12691