WARRANTY DEED

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

File# 12539

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

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
JONA Development, LLC	NEW OWNER	07112008000
(NAME)	(NAME)	
2020 Fieldstone Pkwy, Suite 900-306		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(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,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JONA Development, 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:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 9 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, and of record in Plat Book 332, Page 34, Register's Office for said County.

Said part of Lot No. 9 fronts 50 feet on the Northerly margin of Cherokee Avenue and runs back between parallel lines, 257.5 feet to a dead line.

Being the same property conveyed to Triple 4 Homes, LLC by Warranty Deed from Karl Schoenenberger and Marika Schoenenberger, of record in Instrument No. 20160307-0021282, 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 805 Cherokee Ave., Nashville, TN 37207
(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.

Bill Garrett Davidson County
Batch# 33889 **DEEDWARR**
12/05/2017 03:28:31 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20171205-0124176

Witness my/our hands this 30th day of November, 2017.

By: Julie Stinson
Managing Member

Triple 4 Homes, LLC

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 30th day of November, 2017.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
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