Bill Garrett Davidson County
Batch# 37972 DEEDWARR
12/18/2017 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20171218-0128273

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $279,900.00.

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2017.

Notary Public

My commission expires: 4/11/2020

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-11-2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

GENERAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
John Daniels	**New Owner**	**070 13 0C 002.00**
2136 Buena Vista Pike, B		
Nashville, TN 37218		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Life Investments LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John W. Daniels and Jody E. Daniels, joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2136 Buena Vista Pike, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161220-0133471, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to UP Development, LLC by Warranty Deed from Margaret Charlene Adcock Nicholson, unmarried of record in Instrument No. 20151123-0118785 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on November 23, 2015.

Being a portion of the same property conveyed to Ennyx TN, LLC, a Tennessee limited liability company by Warranty Deed from UP Development, LLC, a Tennessee limited liability company of record in Instrument No. 20160930-0103161, Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 30, 2016.

Being a portion of the same property conveyed to Urban Core Homes II, LLC, a Tennessee limited liability company by Quitclaim Deed from Ennyx TN, LLC, a Tennessee limited liability company of record in Instrument No. 20161219-0132917, Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 19, 2014.

Being a portion of the same property conveyed to Life Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from Urban Core Homes II, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170221-0017108 and 20170221-0017556, Register's Office for Davidson County, Tennessee, dated February 16, 2017 and recorded on February 21, 2017.

This conveyance is subject to covenants, conditions, restrictions, easements, agreements, planning documents and, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated.

This is improved (X) unimproved ( ) property known as 2136 Buena Vista Pike, B, Nashville, TN 37218. 070 13 0C 002.00 is the parcel identification number assigned to the property by the county tax assessor's office.

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 HANDS EFFECTIVE AS OF 15th day of December, 2017:

Life Investments, LLC

Beverly House

By: Beverly House
Its: Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Beverly House, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Member of Life Investments, LLC, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 15th day of December, 2017.

My Commission Expires: 5.25.20

Notary Public

20171710R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-11-2020