Bill Garrett Davidson County
Batch# 38013 DEEDWARR
12/18/2017 09:18:35 AM 2 pgs
Fees: $13.00 Taxes: $1,583.60
20171218-0128325

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 13th day of December, 2017 by and between 114 Property, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Geoffrey Braxton Little and Tara Carney Little, 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 Unit B, together with the appurtenant interest in the common elements of 4605 Kentucky Avenue Commons, a horizontal property regime with private elements established by the Declaration of Covenants, Conditions and Restrictions for 4605 Kentucky Avenue Commons of record in Instrument No. 20160914-0096886, Register's Office for Davidson County, Tennessee, said unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being part of the same property conveyed to 114 Property, LLC by Quitclaim Deed from L & H Building Group, LLC, dated September 26, 2017, recorded December 5, 2017, of record in Instrument No. 20171205-0124092, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to L & H Building Group, LLC, a Tennessee limited liability company, by Warranty Deed (for the consideration value of $250,000.00) from L & S Development, LLC, a Tennessee limited liability company, dated February 16, 2017, recorded February 16, 2017, of record in Instrument No. 20170216-0016175, Register's Office for Davidson County, Tennessee.

Further previously being part of the same property conveyed to L & S Development, LLC, a Tennessee limited liablity company, by Warranty Deed (for the consideration value of $225,000.00) from Mark S. Hamilton, married, dated September 6, 2016, recorded September 8, 2016, of record in Instrument No. 20160908-0094370, Register's Office for Davidson County, Tennessee.

Further previously being part of the same property conveyed to Mark S. Hamilton, by Warranty Deed from Andrew W. Williams, married, dated February 28, 2001, recorded March 30, 2001, of record in Instrument No. 20010330-0030763, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 4605B Kentucky Ave , 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

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Hannah Cutshall, a Notary Public of said State and County aforesaid, personally appeared **Donald Loftis** 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** of **114 Property, LLC**, 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 13th day of December, 2017.

Hannah Cutshall
Notary Public
My Commission Expires: My Commission Expires February 23, 2021

HANNAH CUTSHALL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Name and Address of Property Owner:
Geoffrey B Little and Tara C Little
4605B Kentucky Ave
Nashville, TN 37209

Send Tax Statements to:

new owner

Map & Parcel: 091080N00200CO

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 $428,000.00 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 13th day of December, 2017.

Notary Public

My Commission Expires: _____

KARA L. WALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-18-2018

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
17-1-674

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 17-BR-174615