Bill Garrett Davidson County
Batch# 48512 DEEDWARR
01/17/2018 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $412.01
20180117-0005057

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of January, 2018, by and between Conrex Residential Property Group 2013-1, LLC, party of the first part, and Bobby Charles Jennings, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 378 on the Plan of Section Two, Bordeaux Hills, of record in Book 3600, Page 7, Register's Office for said County.

Beginning at a point in the Westerly margin of Snell Boulevard at the Corner of Lots 377 and 378; thence with the line between said Lots, Southwesterly 111.38 feet to a Point; thence Northwesterly 75.46 feet, the Southerly margin of Dolan Drive; thence with the margin of the same, Northeasterly 79.85 feet to the beginning of a curve; thence around said curve, Easterly 39.27 feet to the margin of Snell Boulevard; thence with the margin of the same, Southerly 59.6 feet to the beginning.

Being all or part of the same property conveyed to Conrex Residential Property Group 2013-1, LLC by virtue of that certain Warranty Deed dated May 13, 2015, and being of record at Instrument No. 20150519-0045877 in the Register's Office of Davidson County, Tennessee.

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), his 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; 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), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Garrett Daniel, Authorized Agent

STATE OF South Carolina
COUNTY OF Charleston

Before me, Paul Pettinelli a Notary Public of said County and State, personally appeared Garrett Daniel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Conrex Residential Property Group 2013-1, LLC, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Agent for Conrex Residential Property Group 2013-1, LLC.

WITNESS my hand and official seal at office this 11th day of January, 2018.

Notary Public
My Commission Expires:

PAUL PETTINELLI
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
MY COMM. EXP. 5-21-2024

Property Owner & Address:	Bobby Charles Jennings 1432 Snell Blvd Nashville, TN 37218
Tax Parcel No	08007001400
Property Address:	1432 Snell Blvd Nashville, TN 37218
MAIL TAX BILLS TO:	Owner at Property Address
Firm File #:	201708106

STATE OF South Carolina
COUNTY OF Charleston

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $111,353.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of January, 2018.

PAUL PETTINELLI
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
MY COMM. EXP. 5-21-2024

Notary Public

My Commission Expires:

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/23/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-23-2019