WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$149,000.00.**

Affiant

Subscribed and sworn to before me this 18th day of January, 2018

Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Exeter 17331 DE, LLC	SAME	07108002300
404 Camino del Rio South, Suite 600		
San Diego, CA 92108		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Greg Tennel and Josh Braun**, hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Exeter 17331 DE, LLC, a Delaware limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly 50 feet of Lot No. 83 on the Plan of J.B. Haynies Oriental, of record in Plat Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said part of lot fronts 50 feet on the Northerly Side of Duke Street and runs back between Parallel lines 140 feet to an alley.

Being the same property conveyed to Greg Tennel and Josh Braun by Warranty Deed from The Twin Team, LLC a Tennessee Limited Liablity Comany, of record in Instrument Number 20180118-0005274 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $798.21 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 07108002300, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

This is improved property known as: **305 Duke Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 49468 DEEDWARR
01/22/2018 09:12:30 AM 2 pgs
Fees: $13.00 Taxes: $551.30
20180122-0006146

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 our hands this January 12, 2017.

Greg Tennel

Josh Braun

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Greg Tennel and Josh Braun** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 12th 2017

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021