Bill Garrett Davidson County
Batch# 49486 DEEDWARR
01/22/2018 09:19:30 AM 5 pgs
Fees: $28.00 Taxes: $888.00
20180122-0006176

PREPARED BY:
Joseph Schmalstieg/Mortgage Connect
260 Airside Drive
Moon Township, PA 15108

MAIL TAX STATEMENTS TO: JORDAN L MARTIN, 800 S 12TH STREET, NASHVILLE, TN 37206

Warranty Deed

File No: 933676

THIS INDENTURE, made and entered into this 17 day of JAN, 20 18 by and between Shade Tree Holdings Unlimited, LLC, party of the first part, Jordan L. Martin and party of the second part,

BEING the same premises which Brian M. Inerfeld in deed dated 07/10/2017 and recorded 07/11/2017 in the DAVIDSON County Recorder's Office in Deed Book Volume 20170711-0069829, granted and conveyed to Shade Tree Holdings Unlimited, LLC, the Grantors herein.

WITNESSETH: That for and in consideration of Two Hundred Forty Thousand and 00/100 Dollars ($$240,000.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

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

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

Brian Michael Inerfield, Manager

STATE OF TENNESSEE

COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____ to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

SEE ATTACHED

WITNESS my hand and Notarial Seal at office this ____ day of _____, 20____.

_____
Notary Public

My commission expires: _____

Oath of Value

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $240,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of January, 2018.

TAXPAYER / OWNER: JORDAN L MARTIN
PROPERTY ADDRESS: 800 S 12TH STREET, NASHVILLE, TN 37206

STANLEY YUNG
COMM. # 2073546
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. JULY 31, 2018

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On 1/17/2018 before me, Stanley Yung, Notary Public
(Here insert name and title of the officer),

personally appeared Brian Michael Inerfield,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~)(is)are subscribed to the within instrument and acknowledged to me that (he)/she/they executed the same in (his)/her/their authorized capacity(~~ies~~), and that by (his)/her/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

STANLEY YUNG
COMM. # 2073546
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. JULY 31, 2018

Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date_____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

www.NotaryClasses.com 800-873-9865

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Plan of Caldwell Subdivision of Hobson of record in Plat Book 421, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property as conveyed from Brian M. Inerfeld, an unmarried man to Shade Tree Holdings unlimited, LLC, a Delaware limited liability company as set forth in Deed Instrument #20170711-0069829 dated 07/10/2017, recorded 07/11/2017, DAVIDSON County, TENNESSEE.

09401013500

True Copy Certification

I, CHRIS CARNRIGHT, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

CHRIS CARNRIGHT

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me Mark J Appugliese, the undersigned officer, personally

Appeared CHRIS CARNRIGHT, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that HE (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES