WARRANTY DEED

Bill Garrett Davidson County
Batch# 60262 DEEDWARR
02/20/2018 10:59:58 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20180220-0015844

STATE OF TENNESSEE
COUNTY OF Davidson .

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $170,000.00

Affiant

Subscribed and sworn to before me this 16th day of February 2018

Notary Public
My Commission expires: 7-5-2021
(Affix Seal)

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

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:
InnoVestments, LLC	SAME	09207031800
1739 Herman St.		
Nashville, TN 37208		

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, **Torque Development Group LLC, a Tennessee Limited Liabilty Company,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **InnoVestments, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 1 on the Plan of E.C. Scruggs Subdivision of Lot Nos. 17 to 22 Inclusive to Bosticks Third Addition as shown on plat of record in Plat Book 161, Page 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Torque Development Group, LLC, by Warranty Deed from John R. Munn dated September 21, 2017, of record in Instrument Number 20171002-0100581, 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 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09207031800, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 41, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1739 Herman Street, Nashville, TN 37208**

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WW85-1101739

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 February 16, 2018.

Torque Development Group LLC

By: Billy Tatom, Authoried Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Tatom, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the Authorized Member of Torque Development Group, LLC a Tennessee limited liability company, the maker, that he is authorized by the maker to executed the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 16, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY