SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 60605 DEEDWARRSP
02/21/2018 08:49:14 AM 2 pgs
Fees: $13.00 Taxes: $296.00
20180221-0016247

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Coleen Newcomb
Affiant

STATE OF TENNESSEE NOTARY PUBLIC MISTY M. THOMPSON WILLIAMSON COUNTY My Commission Expires 03-22-2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynwood Ventures, LLC, a Tennessee limited liability company	New Owner	092-06-0-537.00
(NAME) 115 Lynwood Terrace	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Innovated Construction Company LLC, a Tennessee limited liability company (being one and the same as Innovated Construction Company LLC, a Tennessee limited liability company)**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Lynwood Ventures, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) No. 7 (number 28), as shown on the map entitled the Plan of Roth's Subdivision of Lot No. 22 in Dr. Boyd McNairy's Addition to Nashville, of record in Plat Book 57, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 7 (number 28) on said Plat fronts 50 feet on the easterly side of 27th Avenue North, now called Lena Street, and runs back between parallel lines 114 feet, more or less, to an alley.

Being the same property conveyed to Kizzy Starnes & Trichia Mewbourne, as joint tenants with the right of survivorship, by Warranty Deed from Lester C. McClain, dated April 8, 2008, of record in Instrument No. 20080410-0036417, as corrected in Instrument No. 20080730-0077878, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Innovated Construction Company, LLC (being one and the same entity as Innovated Construction Company LLC, by Successor Trustee's Deed from Bryan D. Spicer, Successor Trustee, dated June 23, 2015, of record in Instrument No. 20150707-0065510, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantee; all matters appearing on the Plan of record in Plat Book 57, page 147; of record in the Register's Office for Davidson County, Tennessee.

unimproved [X]
This is improved property, known as 712 Lena Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its successors and assigns forever.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in any dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on Grantee's own judgment.

Witness my hand this 16th day of February, 2018.

INNOVATED CONSTRUCTION COMPANY LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: Timothy Ray Mangrum
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Timothy Ray Mangrum, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Sole Member of Innovated Construction Company, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the entity by himself as Sole Member.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of February, 2018.

Notary Public

My Commission Expires:_____

