Bill Garrett Davidson County
Batch# 76167 DEEDWARR
04/04/2018 10:14:52 AM 3 pgs
Fees: $18.00 Taxes: $561.52

20180404-0031505

THIS INSTRUMENT PREPARED BY:
MORGAN & AKINS, PLLC
2000 Richard Jones Road
Suite 260
Nashville, Tennessee 37215
(615) 829-5995

STATE OF Miss)
COUNTY OF Lafayette

The actual consideration or value, whichever is greater, for this transfer is: $151,762.21.

Affiant

Subscribed and sworn to before me, this 19 day of March, 2018.

Notary Public

My Commission Expires: 8/30/20

STATE OF MISSISSIPPI DANIELLE PIERSON ID No 20771 NOTARY PUBLIC Comm Expires August 30, 2020 LAFAYETTE COUNTY

DEED IN LIEU OF FORECLOSURE

Address New Owner(s):	Send Tax Bills to	Tax Information:
JH Holding & Investment, LLC P.O. Box 158933 Nashville, TN 37215	Owner	Map/ Parcel Number: 081120T24500CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Will Eubanks, a single person, a/k/a William Patrick Eubanks ("Grantor"), has bargained and sold, and does hereby transfer and convey to JH Holding & Investment, LLC, a Tennessee limited liability company ("Grantee"), its successors, heirs and assigns, effective as of April 4, 2018, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto (the "Property").

This is improved property located at 1350 Rosa L. Parks Boulevard, Unit 245, in Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

This deed is an absolute conveyance, Grantor having sold the Property to Grantee for a fair and adequate consideration, such consideration of $151,762.21, in addition to that above recited, being full satisfaction of all obligations secured by that certain deed of trust executed by William Patrick Eubanks to Chapman & Rosenthal Title Inc., as Trustee, for the benefit of Grantee, recorded as Instrument No. 20150407-0030322, Register's Office for Davidson County, Tennessee, and the note or notes secured thereby.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument effective as of April 4, 2018.

GRANTOR

Will Eubanks,
a/k/a William Patrick Eubanks

STATE OF Miss)
COUNTY OF Lafayette)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Will Eubanks, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of March, 2018.

Notary Public

My Commission Expires: 8/30/20

STATE OF MISSISSIPPI
PAMELA J. FRIERSON
ID No.
20771
NOTARY PUBLIC
Comm Expires
August 30, 2020
LAFAYETTE COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Unit 245, WERTHAN LOFTS IV AND V CONDOMINIUMS, PHASE V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Will Eubanks from Werthan V. Lofts, LLC by Warranty Deed dated April 3, 2015, and recorded in the Register of Deed's Office for Davidson County, Tennessee as Instrument Number 20150407-0030321.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.