THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Justin G. South
Wolfe, Jones, Wolfe, Hancock, Daniel & South, LLC
905 Bob Wallace Avenue
Huntsville, AL 35801
T: 256-534-2205 F:256-534-0854
File No. X17-2338

Bill Garrett Davidson County
Batch# 80867 DEEDWARR
04/13/2018 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20180413-0035187

Property Address:
338 DUKE ST., NASHVILLE, TN 37207

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **INVENT COMMUNITIES, INC.**, an Corporation existing under the laws of Tennessee, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **JOSHUA W. WOLFE, a single man**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of DAVIDSON**, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 50 FEET OF LOT NO. 58 AND THE EASTERLY 50 FEET OF THE NORTHERLY PART OF LOT NO. 57 ON THE MAP OF J.B. HAYNIE'S ORIENTAL SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 26 AND 27, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 58 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF DUKE STREET, AND TOGETHER WITH SAID PART OF LOT 57 RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF AN ALLEY 100 FEET TO A DEAD LINE.

Parcel No. 071-08-0-038.00

SUBJECT to all easements, rights-of-way, and protective covenants of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from JH103, LLC, dated March 27, 2017, and recorded March 29, 2017, in the Register of Deeds for the County of DAVIDSON, in Instrument No. 20170329-0030588.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2018 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantee, his successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 17th day of November, 2017.

INVENT COMMUNITIES, INC., A TENNESSEE CORPORATION

JOSHUA L. HUNTER, AS AUTHORIZED AGENT

STATE OF TENNESSEE
IN THE COUNTY OF DAVIDSON

On this the 17th day of November, 2017, before me, Tabatha Edwards, the undersigned officer, personally appeared JOSHUA L. HUNTER of INVENT COMMUNITIES, INC., a Tennessee corporation, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as AUTHORIZED AGENT.

Notary Public
My Commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Grantor's Name, Address, Phone:
INVENT COMMUNITIES, INC.
921B WOODLAND STREET
NASHVILLE, TN 37206
(615) 667-0815

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00 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 17 day of November, 2017.

Notary Public
My Commission expires: 11-5-19

Person or Agency responsible for taxes:
JOSHUA W. WOLFE
211 UNION ST. APT. 1101
NASHVILLE, TN 37201

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Larry O. Daniel, 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 Alabama

County of Madison

Personally appeared before me, Ana L. Gonzalez, a notary public for this county and state, Larry O. Daniel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ANA L. GONZALEZ NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: 4/2/2019.

Notary's Seal (If on paper)