This instrument prepared by: AND RETURN TO:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 90789 DEEDWARR
05/10/2018 12:16:30 PM 2 pgs
Fees: $13.00 Taxes: $488.40
20180510-0044924

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 132,000.00

Affiant Signature

Subscribed and sworn to before me on this the 9th day of May, 2018.

Notary Public

My Commission expires 03 / 21 / 2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

NAME AND ADDRESS OF PROPERTY OWNER:
Southland Partners Real Estate Investments, LLC
2441-Q Old Fort Parkway #374
Murfreesboro, TN 37128
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 05811019500

WARRANTY DEED

18NT00241

Effective the 2nd day of May, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

DALE HIRE, A MARRIED MAN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

SOUTHLAND PARTNERS REAL ESTATE INVESTMENTS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 187, Royal Hills, Section 3, as of record in Book 4860, Page 47, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dale Hire, married, by Warranty Deed from Music City Financial, LLC, dated 12/28/2017 and recorded 01/02/2018 as Document No. 20180102-0000589, Register's Office for Davidson County, TN.

Being the same property conveyed to Music City Financial, LLC, by Warranty Deed from Carlotta Y. Mendez, dated 12/28/2017 and recorded 01/02/2018 as Document No. 20180102-0000279, Register's Office for Davidson County, TN.

Being the same property conveyed to Carlotta Y. Mendez, by Quit Claim Deed from Juan N. Mendez, dated 01/01/2002 and recorded 01/02/2002 as Document No. 20020102-000263, Register's Office for Davidson County, TN.

This is improved property commonly known as 650 Putnam Drive, Nashville, TN 37218.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. 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 the 9th day of May, 2018.

Dale Hire

State of Tennessee
County of _____

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Dale Hire, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 9th day of May, 2018.

Notary Public

My commission expires: 08/21/2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

True Copy Certification

I, Penny Y. Ray, 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 Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/24/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY