WARRANTY DEED

Bill Garrett Davidson County
Batch# 99312 DEEDWARR
06/01/2018 02:46:05 PM 2 pgs
Fees: $13.00 Taxes: $1,117.40

20180601-0052520

File No. TE0004058

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly B. Randall	Pinnacle Bank	071-08-0I-002.00-CO
(NAME)	(NAME)	
309 Prince Avenue	4403 Elois Presley Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 372074515	Memphis, TN 38116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Invent Communities, Inc., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly B. Randall, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Unit 2 as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 307 and 309 Prince Avenue, of record in Instrument No. 20170720-0073442 amended in Instrument No. 20180516-0086759, Registers Office for said County to which plan reference is hereby made for a more complete description.

Together with and subject to shared access easement as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 307 and 309 Prince Avenue, of record in Instrument No. 20170720-0073442 amended in Instrument No. 20180516-0046759 and as shown on Exhibit "B" to the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Homes at 311 Prince Avenue, of record in Instrument No. 20170720-0073441 amended in Instrument No. 20170824-0087120 and Instrument No. 20180516-0046760, said Register's Office.

Being a portion of the same property conveyed to Invent Communities, Inc., a Tennessee corporation by Warranty deed from JH103, LLC, a Tennessee limited liability company of record in Instrument No. 20170731-0077462 Register's Office for Davidson County, Tennessee, dated July 27, 2017 and recorded on July 31, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 309 Prince Avenue, Nashville, TN 372074515

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 my hand this 31st day of May, 2018.

Invent Communities Inc

By: Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joshua L. Hunter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Invent Communities, Inc., a Tennessee LLC, the within named bargainor, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Agent.

Witness my hand this 31st day of May, 2018.

Tabatha Edwards
Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206