This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1804912

Bill Garrett Davidson County
Batch# 113343 DEEDWARR
07/09/2018 10:49:03 AM 2 pgs
Fees: $13.00 Taxes: $2,756.50

20180709-0065918

NEW OWNER:
Nathan C. Jennings
1901 B Warfield Dr.
Nashville TN 37215

SEND TAX BILL TO:
Mortgage
Investors Group
8320 E. Walker Springs Cir.
Ste 200
Knoxville TN 37923

MAP & PARCEL:
131-031-Y-00100CO

WARRANTY DEED

For and in 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, **LMS HOMES , LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Nathan C. Jennings and Megan Jennings, husband and wife,** hereinafter called the Grantee, his/her/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 and being Unit A on the Plan of 1901 Warfield Residences with placement of Units being shown on Exhibit B to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170322-0027957, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to LMS Homs, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Home Capital, LLC, dated 2/15/2017 and recorded 2/17/2017, of record in Instrument No. 20170217-0016360, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **LMS HOMES , LLC, a Tennessee limited liability company,** does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND , **LMS HOMES , LLC, a Tennessee limited liability company**, further covenants and binds its representatives, to warrant and forever defend the title to the said land to the said Grantee, their and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 1901B Warfield Dr., Nashville, TN 37215

Executed on this 20th day of June, 2018.

LMS HOMES , a Tennessee limited liability company

BY: _____

Samuel Tyler Hawkins, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Samuel Tyler Hawkins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself as a Member of **LMS HOMES, a Tennessee limited liability company**, the within named bargainor, a company, and that he as such a Member executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as a Member with full power and authority.

Witness my hand this 20th day of June, 2018.

_____
Notary Public

My Commission Expires: 1/8/19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $745,000.00

_____
Affiant

Sworn to and subscribed to me, the undersigned, this 20th day of June, 2018.

_____
Notary Public

My Commission Expires: 1/8/19