WARRANTY DEED

Bill Garrett Davidson County
Batch# 123572 **DEEDWARR**
08/01/2018 03:34:00 PM 4 pgs
Fees: $23.00 Taxes: $638.25

20180801-0075422

J-MP-18-1218-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 02-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hickory Capital Nashville I, LLC, a Tennessee Limited Liability Company	**SN Developments, LLC**	
(NAME) **110 30th Ave S**	(NAME) **110 30th Ave S**	**71-16-278.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTHA E. MILLER AND ANDRE LOVE AND ANGELA M. DONELSON AND DAVID R. LOVE AND STEPHANIE ADAMS AND LISA K. LOVE AND DARRELL LOVE AND DEWANA MICHELLE LOVE, CONSERVATOR FOR GWENDOLYN LOVE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HICKORY CAPITAL NASHVILLE I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 344 and 345 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office of said county.

Said Lot No. 344 fronts 30.3 feet on the west side of Montgomery Avenue, formerly, North Ninth Street and extends back between lines and along the south margin of Mile End Avenue 165 feet to an alley in the rear on which it measures 32.1 feet.

Said Lot No. 345 fronts 31 feet on the west side of Montgomery Avenue, formerly, North Ninth Street and extends back between parallel lines 165 feet to an alley.

Less and Except part sold in Book 8466, Page 947, in the Register's Office of Davidson County, Tennessee.

Being the same property as conveyed to Obie Jennings, Jr. and wife, Dorothy A. Jennings by Installment Deed from Hiram Waller, an unmarried man, of record in Book 3859, Page 558, in the Register's Office of Davidson County, Tennessee, dated January 16, 1965 and recorded February 11, 1965 and being corrected by Deed of Correction in Book 4089, Page 721, in the Register's Office of Davidson County, Tennessee, dated December 13, 1966 and recorded December 29, 1966. The said Obie Jennings, Jr. having since died December 27, 1971, leaving the said Dorothy A. Jennings, being also known as Dorothy A. Love Pillow) as surviving tenant by the entirety. The said Dorothy A. Love Pillow having since died intestate on October 31, 2017, leaving Martha E. Miller, Andre Love, Angela M. Donelson, David R. Love, Stephanie Adams, Lisa K. Love, Darrell Love and Gwendolyn Love as her sole heirs at law as evidenced by the Affidavits of Heirship of record in Instrument No. 20180801-0075418 and in Instrument No. 20180801-0075419, in the Register's Office for Davidson County, Tennessee. Dewana Michelle Love being authorized to sell said property as Conservator for Gwendolyn Love pursuant to Order Approving Sale of Real Property of record in Case No. 11P220, in the Circuit Court for Davidson County, Tennessee at Nashville (Probate Division).

This conveyance is subject to:
- County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan of Oakwood Park, as recorded in Book 421, Page 12, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1218 Montgomery Ave., Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this the 27th of July, 2018.

Martha E. Miller by Lisa K. Love, Attorney in Fact
Martha E. Miller by Lisa K. Love,
Attorney-in-Fact

Andre Love
Andre Love

Angela M. Donelson
Angela M. Donelson

David R Love BY Andre Love Attorney in Fact
David R. Love by Andre Love,
Attorney-in-Fact

Stephanie Adams BY Andre Love Attorney in Fact
Stephanie Adams by Andre Love,
Attorney-in-Fact

Lisa K. Love
Lisa K. Love

Darrell Love
Darrell Love

Dewana Michelle Love Conservator for Gwendolyn Love
Dewana Michelle Love, Conservator for
Gwendolyn Love

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA K. LOVE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARTHA E. MILLER, and who acknowledged she executed the same as the free act and deed of the said MARTHA E. MILLER.

Witness my hand and official seal, this the 27th of July, 2018.

Notary Public
My Commission Expires: 7-4-2020
(SEAL)

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-4-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDRE LOVE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2018.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA M. DONELSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2018.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDRE LOVE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID R LOVE, and who acknowledged he executed the same as the free act and deed of the said DAVID R. LOVE.

Witness my hand and official seal, this the 27th of July, 2018.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDRE LOVE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHANIE ADAMS, and who acknowledged he executed the same as the free act and deed of the said STEPHANIE ADAMS.

Witness my hand and official seal, this the 27th of July, 2018.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA K. LOVE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2018.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARRELL LOVE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2018.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEWANA MICHELLE LOVE, CONSERVATOR FOR GWENDOLYN LOVE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed as CONSERVATOR FOR GWENDOLYN LOVE.

Witness my hand and official seal, this the 27th of July, 2018.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212