THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180716900

Karen Y Johnson Davidson County
Batch# 151413 DEEDWARR
10/15/2018 11:43:51 AM 2 pgs
Fees: $13.00 Taxes: $185.00

20181015-0101878

HUDSON LEWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 19, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $50,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of October, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
TN Ventures, LLC 215 Donelson Pike #140933 Nashville, TN 37214	New Owner	Tax Parcel ID No. 064-09-0-125.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. T. Wells and wife, Claryce Wells,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TN Ventures, LLC., a Tennessee Limited Liability Company**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, Block 4 on the Plan of Berryville of record in Plat Book 421, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J. T. Wells and wife, Claryce Wells by Warranty deed from Melissa B. Norwood, unmarried of record in Instrument No. 20030729-0106358 Register's Office for Davidson County, Tennessee, dated July 14, 2003 and recorded on July 29, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement of record in Book 10662, Page 985, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4238 Old Hickory Blvd Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of October, 2018.

J. T. Wells

Claryce Wells

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. T. Wells and Claryce Wells, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of October, 2018.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON