Karen Y Johnson Davidson County
Batch# 156642 DEEDWARR
11/05/2018 10:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20181105-0109330

WARRANTY DEED

File No. TE0004596

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

CORTNEY KAMINSKI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Jan

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
Nashville Now Investments, LLC	NEW OWNER	072-11-0-215.00
(NAME)	(NAME)	072-11-0-214.00 and 072-11-0-213.00
7562 Aubrey Ridge Dr. (ADDRESS)	SAME (ADDRESS)	072-11-0-212.00 and 072-11-0-211.00
Fairview, TN 37062 (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 **Nashville Now Investments, LLC, a** Tennessee **limited liability company,** 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:

2305 PENNINGTON AVE.: (072-11-0-215.00)

Lot 26, W.J. MYERS SUBDIVISION, as shown on plat of record in Plat Book 332, Page 66, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Invent Communities, Inc., by Warranty Deed, from JH104, LLC, of record in Instrument No. 20170330-0031155, in the Register's Office of Davidson County, Tennessee, dated March 27, 2017 and recorded on March 30, 2017.

Being the same property conveyed to JH104, LLC, by Quitclaim Deed, from D224, LLC, of record in Instrument No. 20161102-0115935, in the Register's Office of Davidson County, Tennessee, dated November 2, 2016 and recorded on November 2, 2016.

Being the same property conveyed to D224, LLC, by Warranty Deed, from Property Savers, LLC, of record in Instrument No. 20140306-0018833, in the Register's Office of Davidson County, Tennessee dated March 4, 2014 and recorded on March 6, 2014.

2309 PENNINGTON AVE.: (072-11-0-214.00)

Lot 19, W.J. MYERS SUBDIVISION, as shown on plat of record in Plat Book 332, Page 66, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Invent Communities, Inc., by Quitclaim Deed, from Treemont Properties II, LLC, of record in Instrument No. 20181003-0098183, in the Register's Office of Davidson County, Tennessee, dated and recorded on October 3, 2018.

Being the same property conveyed to Treemont Properties II, LLC, by Quitclaim Deed, of record in Instrument No. 20171017-0106429, in the Register's Office of Davidson County, Tennessee, dated October 17, 2017 and recorded on October 17, 2017.

Being the same property conveyed to Invent Communities, Inc., by Warranty Deed, from JH104, LLC, of record in Instrument No. 20170330-0031153, in the Register's Office of Davidson County, Tennessee, dated March 27, 2017 and recorded on March 30, 2017.

Being the same property conveyed to JH104, LLC, by Warranty Deed, from D224, LLC, of record in Instrument No. 20140507-0039138, as recorded on May 7, 2014, in the Register's Office of Davidson County, Tennessee; and by Quit Claim Deed, to JH104, LLC, from D224, LLC, of record in Instrument No. 20161102-0115934, also in the Register's Office of Davidson County, Tennessee, recorded November 2, 2016.

2313 PENNINGTON AVE.: (072-11-0-213.00)

Lot 18, W.J. MYERS SUBDIVISION, as shown on plat of record in Plat Book 332, Page 66, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Invent Communities, Inc., by Warranty Deed, from JH104, LLC, of record in Instrument No. 20170330-0031152, in the Register's Office of Davidson County, Tennessee, dated March 27, 2017 and recorded on March 30, 2017.

Being the same property conveyed to D222, LLC, by Warranty Deed, from Four Star Realty Investment Company, of record in Instrument No. 20131008-0105760, in the Register's Office of Davidson County, Tennessee, dated September 11, 2013 and recorded on October 8, 2013. And by Quit Claim Deed, to JH104,LLC, from D222, LLC, of record in Instrument No. 20161102-0115936, in the Register's Office of Davidson County, Tennessee, dated November 2, 2016 and recorded on November 2, 2016.

2317 PENNINGTON AVE.: (072-11-0-212.00)

Lot 11, W.J. MYERS SUBDIVISION, as shown on plat of record in Plat Book 332, Page 66, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Invent Communities, Inc., by Quitclaim Deed, from Treemont Properties II, LLC, of record in Instrument No. 20181003-0098184, in the Register's Office of Davidson County, Tennessee, dated September 27, 2018 and recorded on October 3, 2018.

Being the same property conveyed to Treemont Properties II, LLC, by Quitclaim Deed, from Invent Communities, Inc. of record in Instrument No. 20171017-0106428, in the Register's Office of Davidson County, Tennessee, dated October 17, 2017 and recorded on October 17, 2017.

Being the same property conveyed to Invent Communities, Inc., by Warranty Deed, from JH104, LLC, of record in Instrument No. 20170330-0031151, in the Register's Office of Davidson County, Tennessee, dated March 27, 2017 and recorded on March 30, 2017.

2321 PENNINGTON AVE.: (072-11-0-211.00)

Lot 10, W.J. MYERS SUBDIVISION, as shown on plat of record in Plat Book 332, Page 66, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Invent Communities, Inc., by Warranty Deed, from JH104, LLC, of record in Instrument 20170330-0031144, in the

Register's Office of Davidson County, Tennessee, dated March 29, 2017 and recorded on March 30, 2017.

Being the same property conveyed to JH104, LLC, by Quitclaim Deed, from D222, LLC, of record in Instrument No. 20161102-0115936, in the Register's Office of Davidson County, Tennessee, dated November 2, 2016 and recorded on November 2, 2016.

Being the same property conveyed to D222, LLC, by Warranty Deed, from Four Star Realty Investment Company, of record in Instrument No. 20131008-0105760, in the Register's Office of Davidson County, Tennessee, dated September 11, 2013 and recorded on October 8, 2013.

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 and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2305, 2309, 2313, 2317, and 2321 Pennington Ave., Nashville, TN 37216

(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 24th day of October, 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 Corporation, 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 24th day of October, 2018.

Tabatha Edwards
Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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 DAVIDSON

Personally appears before me, Cortney Kaminski, a notary public for this County and State, Sandra Meeker, 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: _____
Notary' Seal (if on paper)

