WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/27/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Suzanne Strickland	Suzanne Strickland	0901629600
(NAME)	(NAME)	
535 Westboro Drive	1602 17th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 164313 DEEDWARR
11/21/2018 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20181121-0114497

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Country Club Investors, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ira Andrew Strickland and Suzanne Strickland, husband and wife**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, To-Wit:

Land in Davidson County, Tennessee, being Lot No. 1 and 2 on the plan of Resbudivision of Lot 69, plat of Westboro Subdivision of record in Plat at Instrument No. 20181114-0112263, 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 Country Club Investors LLC, a Tennessee Limited Liability Company by Warranty Deed from JHAS Properties Corp., a Tennessee Corporation, recorded on March 15, 2018, of record in Instrument No. 20180315-0024447, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JHAS Properties, Corp., A Tennessee Corporation, by Warranty Deed from Terry Johnson, unmarried, recorded on January 23, 2017, of record in Instrument No. 201701230006800, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry Johnson, unmarried by Warranty Deed from Robert Pearce and Bettina Scott and Joan Elizabeth Garrett, recorded on the 3rd day of November, 2004 in Instrument No. 200411030132139, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 535 Westboro Drive, Nashville, Tennessee 37209.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as	535 Westboro Drive Nashville TN 37209				
	(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 our hands 11/15/18.

Country Club Investors, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jonathan Hagan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Country Club Investors, LLC A Tennessee, Limited Liability Corporation, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Country Club Investors, LLC A Tennessee, by himself as Authorized Agent.

Witness my hand and official seal on 11/15/18.

Christy Michelle Jones
Notary Public

My Commission Expires: 1/27/21

CHRISTY MICHELLE JONES NOTARY PUBLIC TENNESSEE DICKSON COUNTY

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

