Karen Y Johnson Davidson County
Batch# 164938 DEEDWARR
11/26/2018 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20181126-0115377

THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Sharon Muller
Affiant

Subscribed and sworn to before me, this 21st day of November, 2018.

J. R. Hall
Notary Public

My Commission Expires: 10-14-2019

JOHN R. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:
ITH, L.P.
115 Lynwood Terrace
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
061-10-0-207.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAYMOND E. JONES, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ITH, L.P., a Tennessee limited partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled H. D. Davis Sub-Division, of record in Plat Book 5190, page 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Raymond E. Jones and wife, Rebecca K. Jones, by deed from Larry R. Brown and wife, Linda Joyce Brown, of record in Book 6081, page 426, dated June 22, 1983, said Register's Office. The said Raymond E. Jones and Rebecca K. Jones subsequently divorced and Rebecca K. Jones conveyed her interest to Raymond E. Jones by quitclaim deed of record in Book 9956, page 761, dated January 29, 1996, said Register's Office.

This conveyance is made subject to:

1. All taxes for the year 2019 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 5190, page 146, said Register's Office.

This is improved property known as: **800 Virginia Avenue, Nashville, TN 37216.**

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of November, 2018.

Raymond E. Jones

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raymond E. Jones, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of November 2018.

(Seal)

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

Notary Public

My Commission Expires: 07/21/2020

True Copy Certification

I, William T. Smith, do hereby make oath that I am a licensed attorney and/or the 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 appeared before me, Jonna L. Hall, a notary public for this county and state, William T. Smith 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: 10/14/2019

Notary's Seal

