WARRANTY DEED

Record & Return to:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd, Suite 115
Memphis, TN 38120
(P) 901 260-4055
File No: 18110611
TG: 7159731
Tribeca No. 301581

State of Tennessee
County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: Sept. 7, 2022

(AFFIX SEAL)

LINDA A GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Settlement Services of Nashville, LLC, 302 Innovation Drive, Suite 260, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MJ Rental I, LLC	MJ RENTAL I, LLC	052130B21000CO
(NAME)	(NAME)	
P. O. Box 4090	P. O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 169034 **DEEDWARR**
11/30/2018 10:54:38 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20181130-0116869

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Olanrewaju Adeola and Jennifer Adeola, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MJ Rental I, LLC, a Delaware limited liability company,** hereinafter called the GRANTEES, their heirs and assigns, 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. 60, Final Plat River Glen, Planned Unit Development, Phase III, Section 1, as shown on record in Instrument No. 20011207-0135041, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Olanrewaju Adeola, an unmarried man, by Warranty Deed from Jason W. Anderson and wife, Whitney Anderson, dated June 7, 2013, of record in Instrument No. 20130621-0063715, Register's Office for Davidson County, Tennessee.

Jennifer Adeola, spouse of Olanrewaju Adeola, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he/she may have in the aforedescribed property by virtue of his/her marriage to Olanrewaju Adeola.

unimproved ☐

This is improved ☑ property, known as 2825 Penn Meade Drive, Nashville, TN 37214
(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/our hands this 19th day of November, 2018.

Olanrewaju Adeola

Jennifer Adeola

State of Tennessee
County of Williamson

Personally appeared before me Olanrewaju Adeola and Jennifer Adeola, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of November, 2018.

Notary Public
My Commission Expires: 11-20-19

File No.: 4058-18

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY