This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3675A

Karen Johnson Davidson County
Batch# 195592 DEEDWARR
02/14/2019 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $296.00
20190214-0014067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2019

Notary Public
My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
4 Tentacle Group 2516 Sleep Hollow Drive Nashville, TN 37217	New Owner	069-16-0-082.00

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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James C. Humphrey Jr and Rebecca M. Reynolds as the heirs at law of James C. Humphrey, deceased**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **4 Tentacle Group LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being Lot No. 4 on the Map of Subdivision of A.T. Putman's 7-1/2 acre tract, not of record, described according to survey made by john M. Sullivan, County Surveyor, October 5, 1946, as follows:

Beginning on the southerly margin of Ashton Avenue at the northwest corner of the property conveyed to William J. Rigsby and wife, by deed from Ezra G. Allen and wife, of record in Book 3218, Page 656, said Register's Office, being the corner of Lots Nos. 3 and 4; thence with the line between said two lots South 31-1/2 degrees East 224.3 feet to the northerly line of the United States Government property; thence with said line westerly 70 feet; thence northerly 224.4 feet to the southerly margin of Ashton Avenue; thence with the same easterly 70 feet to the beginning.

Being the same property conveyed to James C. Humphrey and wife, Bobby J. Humphrey by Deed dated March 30, 1988 from Cleland E. Joyner and Myrtle Ray Joyner, recorded April 5, 1988, in Book 7507, Page 904, Register's Office for Davidson County, Tennessee.

The said Bobby J Humphrey predeceased James C. Humphrey having since died on March 7, 1993. The said James C. Humphrey having since died intestate on October 4, 2005 leaving James Carl Humphrey Jr. and Rebecca M. Reynolds as his sole heirs at law as evidenced in Affidavits of Heirship recorded in Instrument No. 201902140014065 and Instrument No. 201902140014066, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1624 Ashton Avenue, Nashville, TN 37218.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 13th day of February, 2019.

GRANTOR:

James C. Humphrey Jr

Rebecca M. Reynolds

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James C. Humphrey, Jr and Rebecca M. Reynolds, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of February, 2019.

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Notary Public
My Commission expires: 9-20-21

201902140014067

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY