Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 9.30.19

(AFFIX SEAL)

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 223287 DEEDWARR
04/29/2019 11:09:30 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20190429-0039097

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-155

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher N. Conley and Meredith Carter Conley	Christopher N. Conley and Meredith Carter Conley	103 04 0 267.00
(NAME) 4106 Idaho Avenue	(NAME) 4106 Idaho Avenue	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Twenty-Five Thousand And No/100 Dollars ($925,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **114 PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER CONLEY, UNMARRIED**, 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. 12, on the plan of Charlotte Ave. Church of Christ Addition to West Nashville, as of record in Plat Book 547, page 199, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 114 Property, LLC, by Quitclaim Deed, from L & H Building Group, LLC, dated September 26, 2017, recorded January 4, 2019, of record in Instrument No. 20190104-0001159, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to L & H Building Group, LLC, by Warranty Deed, from Kevin McGinn, married and Tim Wilson, unmarried, as joint tenants with the right of survivorship, dated

February 24, 2016, recorded February 25, 2016, of record in Instrument No. 20160225-0018115, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4106 Idaho Avenue, Nashville, TN 37209
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 25th day of April, 2019.

114 Property, LLC

BY: _____
Donald Loftis, Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Gail Hudson, a Notary Public of said State and County aforesaid, personally appeared Donald Loftis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of 114 Properties, LLC the within named bargainor, a Tennessee limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand, at office, this 25th day of April 2019

_____
Notary Public

My Commission Expires: _____

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019