(2)

Name and Address of New Owner:
Grant Ventures Development
4918 Tyne Valley Blvd
Nashville, TN 37220

Send Tax Bills To:
Grant Ventures Development
4918 Tyne Valley Blvd
Nashville, TN 37220

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 243182 DEEDWARR
06/13/2019 02:25:30 PM 4 pgs
Fees: $23.00 Taxes: $518.00
20190613-0057037

Map & Parcel No: 071-07-0-120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **InvestSmart TN, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Grant Ventures Development LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being part of Lot No. 40 on the Map of J. B. Haynie's Oriental Subdivision of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Prince Street at the southwest corner of the property conveyed to John H. Bostic and wife by deed from M.H. Webb and wife of record in book 2485, page 550, Register's Office for Davidson County, Tennessee; thence with Bostic's westerly line northwardly 111.5 feet to the southerly line of the property conveyed to Harvey Waldon and wife, by deed of record in book 2198, page 600; thence with Waldon's southerly line westerly 10 feet, more or less, to the easterly margin of a 10 foot driveway; thence with the margin of said driveway, southerly 123 feet, more or less, to the northerly margin of Price Street; thence with said Prince Street easterly 58 feet to the beginning;

Being the same property conveyed to Jerry N. Smith and wife, Mary Louise Smith, by warranty deed from Ernest C. Nipper and wife, Annie K. Nipper, dated October 20, 2010 of record in Instrument No. 20061024-0131706, Register's Office for Davidson County, Tennessee. Mary Louise Smith having deceased on 9-12-16. Further property conveyed to Investsmart TN, LLC, by warranty deed dated June 11, 2019 and recorded in Instrument Number 20190613-0056711. Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for 2019 and subsequent years; All matters as shown on the plan of record in Plat Book 161, Page 26-27, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY KNOWN AS: 201 PRINCE AVENUE, NASHVILLE, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of June, 2019.

_____(SEAL)
InvestSmart TN, LLC, a Limited Liability Company
By: Madison Adams, Authorized Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Undersigned of the state and county mentioned, personally appeared Madison Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of InvestSmart TN, LLC, the within named bargainor, a Limited Liability Company, and that such Madison Adams as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Murfreesboro, Tn this 11th day of June, 2019.

Michelle Lee Summar
Notary Signature

MICHELLE LEE SUMMAR
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Printed Name: Michelle Lee Summar

My commission expires: 9/15/2019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11th day of June, 2019.

MICHELLE LEE SUMMAR
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Public
My commission expires: 9/15/2021
File No. 2019-209

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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 TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

