WARRANTY DEED

Anne Marie Angel State of Tennessee Notary Public Davidson County

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$465,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2019.

Notary Public

My commission expires: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eleanor Leanne Huber **Brandon Huber**	New American Funding	Map 092-09-04S Parcel 002.00
506 B 36th Ave N.	14511 Myford Rd. Ste. 100	
Nashville, TN 37209	Tustin, CA 92780	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JNO Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eleanor Leanne Huber and Brandon Huber, joint tenants

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 Unit No. B on the Plan of 506 36th Avenue North Townhomes, a Horizontal Property Regime, as established in the Declaration of Covenants, Conditions and Restrictions of 506 36th Avenue North Townhomes of record in Instrument No. 20161103-0116192, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete together with an undivided percentage interest in the common elements allocated to said unit as set forth.

Being the same property conveyed to JNO Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed dated June 21, 2018 from 3516 Richland, LLC, of record in Instrument No. 20180626-0061465, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions of 506 36th Avenue North Townhomes in Instrument No. 20161103-0116192, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Protective Covenants, Conditions, Restrictions, By-Laws and Attorneys Opinion Letter, of record in Instrument No. 20161103-0116192, said Register's Office. 3) All matters shown on the Plan of record in Book 332, Page 161, said Register's Office. 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **506 B 36th Avenue North, Nashville, TN 37209**

Karen Johnson Davidson County
Batch# 276833 DEEDWARR
08/27/2019 10:57:30 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20190827-0086229

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 its hand by its duly authorized officer this 23rd day of **August, 2019.**

JNO Properties, LLC, a Tennessee limited liability company

By: _____
John Ozier, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **John Ozier**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of JNO Properties, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Sole Member.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of **August, 2019.**

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 1/17/21

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

_____

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____

My Commission Expires: 7/22/2022

Notary Seal (if on paper)