THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Liberty Investments LLC
314 Dickerson Dr., Ste. A
Murfreesboro, TN 37129

SEND TAX BILLS TO:
SAME

Karen Johnson Davidson County
Batch# 280265 **DEEDWARR**
09/03/2019 03:47:52 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20190903-0088784

WARRANTY DEED

(Map 090-08-0 Parcel 102.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **JOSE ALEXANDER HERNANDEZ, unmarried**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **LIBERTY INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter referred to as "Grantee ", its successors and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 18 on the plan of West Nashville Annex, as of record in Book 332, Page 24, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made.
>
> BEING the same property conveyed to Jose Alexander Hernandez, unmarried, by Warranty Deed dated September 20, 2006, from Christie Anderson, unmarried, of record in Instrument No. 20061006-0124584, in the Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 629A James Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, its heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2019 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 29th day of August, 2019.

JOSE ALEXANDER HERNANDEZ
JOSE ALEXANDER HERNANDEZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jose Alexander Hernandez, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of August, 2019.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of August, 2019.

Notary Public

My commission Expires: 8-19-23

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. GTS1-2019-565