WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $339,000.00.

Affiant

Subscribed and sworn to me on August 30, 2019.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 282991 DEEDWARR
09/09/2019 02:59:14 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30

20190909-0090955

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32767

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James L. Jackson, III 241 Donelson Hills Drive Nashville, TN 37214	New Owner	095-2-020

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Schoolhouse Suites, LLC, a Pennsylvania limited liability company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto James L. Jackson, III, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Donelson Hills, of record in Book 2331, Pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Schoolhouse Suites, LLC by Deed dated July 8, 2016 and recorded on July 15, 2016 from Scott M. Tinius, unmarried, of record in Instrument No. 20160715-0072915, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters shown on the Plan of Donelson Hills, of record in Book 2331, Pages 22 and 23, Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 241 Donelson Hills Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my/our hand(s) this 30th day of August, 2019.

Schoolhouse Suites, LLC, a Pennsylvania limited liability company

By: Kelly Rae Booth

Kelly Rae Booth (formerly known as Kelley Rae Hedrick)

Its: Manager

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared Kelly Rae Booth, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Manager of **SCHOOLHOUSE SUITES, LLC**, the within named bargainor, a Pennsylvania limited liability company, and that she as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as said Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, on this 30th day of August, 2019.

NOTARY PUBLIC

My commission expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020