Karen Johnson Davidson County
Batch# 285060 DEEDWARR
09/12/2019 02:00:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20190912-0092560

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 12th day of September, 2019.

Notary Public
My commission expires: 5/5/2020

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: AGL-19-1912

02-1909-50761

Address of New Owner:	Send Tax Bills to:	Tax Information:
Oak Property, LLC 864 Kirkwood Avenue Nashville TN 37204	Oak Property, LLC 864 Kirkwood Avenue Nashville, TN 37204	106-09-0-032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HHTP1, LLC, a California limited liability company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Oak Property, LLC, an Alabama limited liability company**, hereinafter called the Grantees, their successors 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. 8, on the Plan of Section One, Woodycrest, of record in Book 1835, Page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to HHTP1, LLC by deed from Hometown Community Development Corporation DBA HomeStrong USA, dated June 12, 2015, recorded August 4, 2015, of record in Instrument No. 20150804-0076882, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1912 Hutton Drive, Nashville, TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 10th day of September, 2019.

HHTP1, LLC
By: Jed Davis
Its: Manager

STATE OF California
COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **HHTP1, LLC by Jed Davis, Its Manager**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 10th day of September, 2019.

SEE ATTACHED
Notary Public

My Commission expires: Sept. 27, 2022

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

File No: _____

APN No: _____

STATE OF California)SS
COUNTY OF San Bernardino)

On September 10, 2019 before me, Alejandra Villa , Notary Public, personally appeared Jed Davis

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

ALEJANDRA VILLA
COMM. # 2260156
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires Sept. 27, 2022

This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
- ☒ CORPORATE OFFICER(S) TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

SIGNER IS REPRESENTING:

HHTP1, LLC
Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: Warranty Deed

NUMBER OF PAGES 3 (including Acknowledgment) DATE OF DOCUMENT 09/10/19

SIGNER(S) OTHER THAN NAMED ABOVE _____

Reproduced by First American Title Company 11/2007

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

