THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191223994

Karen Johnson Davidson County
Batch# 335205 **DEEDWARR**
12/27/2019 10:26:10 AM 2 pgs
Fees: $13.00 Taxes: $6,364.00

20191227-0133786

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,720,000.00.

Affiant

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

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 11, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
JHHHT, LLC. 4226 Wallace Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 130 04 0 097.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vintage 508, LLC., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JHHHT, LLC., an Indiana Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, FINAL PLAT OF LOTS 35 AND 36 SNEED ESTATES, as shown on Plat of record in Instrument No. 20170425-0040629, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being a part of the property conveyed to Vintage 508, LLC, a Tennessee limited liability company, by Warranty Deed from Lee Ann Herron, of record in Instrument No. 20161118-0121997, in the Register's Office of Davidson County, Tennessee, dated November 11, 2016 and recorded on November 18, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Final Plat of Lots 35 and 36 Sneed Estates, as recorded in Instrument No. 20170425-0040629 .

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sneed Estates, as recorded in Plat Book 2133, Page(s) 10 and 11; Amended in Book 4356, Page 296; Book 4705, Page 508; Book 5817, Page 771.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2092, Page 410 and amendment recorded in Book 2097, Page 93 .

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2099, Page 581 and Book 6037, Page 878.

This is improved property located at 4226 Wallace Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December, 2019.

Vintage 508, LLC.

508 Investors, LLC, Member

By: _____
Nathan W. Lyons, Authorized Member

Vintage South Development, Inc., Member

By: _____
Nathan W. Lyons, President

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Nathan W. Lyons, 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 Authorized Member (or other officer authorized to execute the instrument) of 508 Investors, LLC, a Tennessee Limited Liability Company, Member of Vintage 508, LLC., a Tennessee Limited Liability Company the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 23rd day of December, 2019.

_____
Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan W. Lyons, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Vintage South Development, Inc., Member of Vintage 508, LLC., a Tennessee Limited Liability Company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 23rd day of December, 2019.

_____
Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022