WARRANTY DEED

Karen Johnson Davidson County
Batch# 350368 DEEDWARR
01/29/2020 03:41:23 PM 2 pgs
Fees: $13.00 Taxes: $684.50

2019-1669

20200129-0010825

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of January, 2020.

Notary Public

(Affix Seal)

My Commission Expires:

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
InnoVestments, LLC 806 4th Avenue South Nashville, TN 37210	InnoVestments, LLC 806 4th Avenue South Nashville, TN 37210	081-01-0-021.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jeremy Mallard**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **InnoVestments, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in County, , described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 83.8 FEET OF LOT NO. 51 IN HAILEY'S SUBDIVISION OF PART OF BLOCK 5, SHEEGOG'S SUBDIVISION, OF RECORD IN BOOK 547, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING LOTS NOS. 4, 5, AND 6 AND THE EASTERLY 8.8 FEET OF LOT NO. 3, BLOCK "B" ON THE MAP OF AN UNRECORDED RE-SUBDIVISION OF CERTAIN LOTS IN HAILEY'S SUBDIVISION.

ACCORDING TO A SURVEY OF THE UNRECORDED SUBDIVISION, SAID LOTS AND PART OF LOT ADJOIN AND FRONT TOGETHER 83.8 FEET ON THE NORTHERLY SIDE OF HAILEY AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE.

Being the same property conveyed to Jeremy Mallard, unmarried by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs of record under Instrument No. 20170426-0041053, Register's Office for Davidson County, Tennessee, dated April 22, 2017 and recorded on April 26, 2017.

Nashville, TN

( ) unimproved
This is (X) improved property know as 1807 Hailey Avenue, 37218.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRDS-19-1807

THIS CONVEYANCE IS SUBJECT TO:
● Taxes for the current year and thereafter. ● Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 547, PAGE 155, said Register's Office.
● Any and all existing easements and restrictions as shown of record not stated herein.

Witness my/our hand(s) this 24th day of January, 2020

Jeremy Mallard

State of Tennessee
County of Davidson

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

Witness my hand and official seal, this 24th day of January, 2020.

Notary Public
My Commission Expires: 6-24-2023

