Karen Johnson Davidson County
Batch# 402474 DEEDWARR
05/19/2020 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,789.80
20200519-0051593

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426266**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $754,000.00. Affiant Subscribed and sworn to before me, this 11th day of May, 2020. Notary Public My Commission Expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08/16/2021

WARRANTY DEED

Address New Owner: LH2 Investments, LLC. 618 Hamilton Avenue Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 04 0 019.00

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, **Jonathan Robert Farnsworth, Trustee of The John A. Horn and Betty J. Horn Family Trust, dataed November 13, 2017**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LH2 Investments, LLC., a Tennessee 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 the Northerly half of Lot No. 190 on Belmont Land Co's Plan of Lots called Belmont Heights as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 190 fronts 50.0 feet on the Easterly side of Oakland Avenue and runs back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to John A. Horn, Trustee of The John A. Horn and Betty J. Horn Family Trust, by Quit Claim Deed to John A. Horn and Betty J. Horn, of record in the Instrument No. 20180314-0024114, in the Register's Office of Davidson County, Tennessee, dated February 27, 2018, and recorded on March 14, 2018.

Being the same property conveyed to John A. Horn and Wife, Betty J. Horn, by Warranty Deed from Mayibuye Mandela and Wife, Nefertiti Makeda, of record in the Book 10963, Page 862, in the Register's Office of Davidson County, Tennessee, dated June 03, 1998 and recorded on June 05, 1998.

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 plat of BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page(s) 34.

This is improved property located at 2510 Oakland Avenue Nashville TN 37212

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 11th day of May, 2020.

The John A. Horn and Betty J. Horn Family Trust, dated November 13, 2017

By: _____
Jonathan Robert Farnsworth, Trustee

STATE OF Oregon
COUNTY OF Multnomah

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Robert Farnsworth 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 a trustee of The John A. Horn and Betty J. Horn Family Trust dated November 13, 2017 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 11th day of May, 2020.

OFFICIAL STAMP
TRISHA LYNN STOUT
NOTARY PUBLIC-OREGON
COMMISSION NO. 973427
MY COMMISSION EXPIRES APRIL 19, 2022

_____
Notary Public

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022