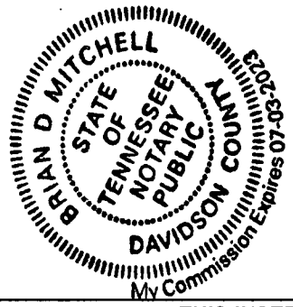
WARRANTY DEED



G-P-21-836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $762,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 2022.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 788746 **DEEDWARR**
01/12/2022 01:19:14 PM 2 pgs
Fees: $13.00 Taxes: $2,821.25

20220112-0004418

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Invent Communities, Inc.	New owner	
(NAME) **836 Brook Hollow Road**	(NAME) 921B Woodland St	**102-12-0-030.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WYCLIFFE NILES AND WIFE, LISA NILES**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **INVENT COMMUNITIES, INC.**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 227 on the Plan of Horton Heights, Section A of record in Plat Book 2133, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wycliffe Niles and wife Lisa Niles by Warranty deed from Brian T. Casey, a married man of record in Instrument No. 20210428-0056978 Register's Office for Davidson County, Tennessee, dated April 27, 2021 and recorded on April 28, 2021.
Being the same property conveyed to Brian T. Casey, an unmarried person by Warranty Deed from Barbara Anne Tippins and Chaz Tippins, wife and husband of record in Instrument No. 20180202-0010859 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 02, 2018.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 71, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2200, Page 490, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5069, Page 551, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **836 Brook Hollow Road, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), 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/our hand(s) this the 4th DAY OF JANUARY, 2022.

Wycliffe Niles

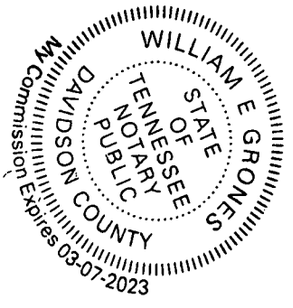
Lisa Niles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of January, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

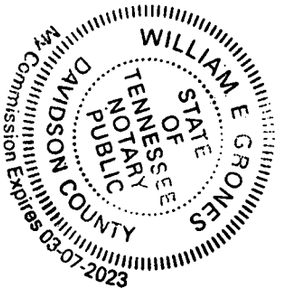


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of January, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212