WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

E. Wayne Lance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MOODY M. WATKINS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JULY 2, 2006

Davidson County DEEDWARR
Rec'vd: 07/13/05 12:26 2 pgs
Fees:13.00 Taxes:1924.00

20050713-0081142

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Powell Properties, LLC	**Same As Owner**	**Map 104-8**
(NAME) **5825 Beauregard Drive**	(NAME)	**Parcel 309**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Healy Holdings, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Powell Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 a part of Lot No. 59 on the Plan of D. B. Hayes' Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 17th Avenue South, formerly Addison Street, at a point 120 feet southerly from the northerly line of said Lot No. 59; thence with the easterly margin of said Avenue southerly 50 feet; thence at right angles easterly 152 ½ feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley northerly 50 feet; thence westerly 152 ½ feet , more or less to the beginning.

Being the same property conveyed to Healy Holdings, LLC, a Tennessee limited liability company by deed from John M. Gore of record in Instrument No. 20050503-0049021, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 21, page 87, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1616 17th Avenue South, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 30th day of June, 2005.

Healy Holdings, LLC

By: Colette A. Healy
Colette A. Healy, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Colette A. Healy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a **Member of Healy Holdings, LLC** the within named bargainor, a limited liability company, and that as such **Member** (officer) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as **Member**.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2005.

Commission expires:



~~Robert L. Scruggs~~ Notary Public