WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/07 10:50 2 pgs
Fees:13.00 Taxes:2142.30

20070821-0099987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,000.00

Terri Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC STATE OF
PAM MCBROOM
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Investment, LLC	**Investment, LLC**	
(NAME) **1701 Church Street**	(NAME) **300 20th Avenue North, Suite 900**	**MAP 092-12-0-3**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Nashville, TN 37203**	**PARCEL 72.00**
(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, **CHRISTOPHER E. PARKER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INVESTMENT, LLC,** 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 Lot No. 88, on the Plan of Boyd Home Tract, as shown on plat of record in Book 21, page 39, Register's Office for Davidson County, Tennessee and being more fully described as follows:

Said Lot No. 88 fronts 50 feet on the southerly margin of Church Street, as widened, and runs back between parallel lines with the westerly margin of 17th Avenue North, formerly Williams Avenue, to an alley.

Being the same property conveyed to Christopher E. Parker by General Warranty Deed from Westpark Sound, Inc., dated January 7, 1988, of record in Book 10751, page 81, 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, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 21, page 39, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1701 Church Street, Nashville, TN
(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 15th day of August, 2007.

Christopher E. Parker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Christopher E. Parker the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 2007.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2008

Notary Public

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2008