This Instrument Was Prepared Upon Information Furnished By The Parties By:
Christopher L. Cantrell, Attorney-at-Law, 210 East Public Square, Smithville TN 37166

Assessor of Property
Davidson County, Tennessee:

This is to certify that I have copied the names of the vender(s) and vendee(s) in said deed of conveyance for the purpose of making proper corrections on the roll of assessment.
MAP 105.14-0 PARCEL 102.00
DATE _____ TAX YEAR _____

_____ ASSESSOR.

Name and Address of Persons responsible for taxes: New Owner:

John Root, et ux
2104 Grantland Ave
Nashville, TN 37204

2120 ASSOCIATES, LLC

TO WARRANTY DEED

JOHN ROOT, ET UX.

STATE OF TENNESSEE
COUNTY OF Davidson

I or we, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $100,200, which amount is equal to or greater than the amount which the property transferred would command at fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me on this the 26 day of July, 2011.

_____
Notary Public or Deputy Clerk

My Commission Expires

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2015

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, that, 2120 ASSOCIATES, LLC, a Tennessee limited liability company, has this day bargained and sold, and does hereby transfer and convey, unto JOHN ROOT and wife, SARA ROOT, their heirs and assigns, certain lands situated in Davidson County, Tennessee, described as follows:

Being a tract of land in Nashville, First Civil District, Seventeenth Councilmanic District, Davidson County, Tennessee, located on the northerly right-of-way of Prentice Avenue (formerly Glen Leven Avenue) between Eighth Avenue South (formerly Spruce Street) and Grantland Avenue, and being more particularly described as follows:

Beginning at the point of intersection of the northerly right-of-way of Prentice Avenue (formerly Glen Leven Avenue) and the westerly right-of-way of Grantland Avenue, also being Lot 7 of Block 7 of the recorded plat of Subdivision of Blocks 1-2-3-4-5-6-7-8 in Yarbroughs Subdivision of Woodland of record in Book 57, page 155, Register's Office, Davidson County, Tennessee;

Thence, with said northerly right-of-way of Prentice Avenue (formerly Glen Leven Avenue) South 74 degrees, 51 minutes, 09 seconds, West 165.00 feet to a point in the easterly right-of-way of Alley No. 674;

BILL GARRETT, Davidson County
Trans:T20110045749 DEEDWARR
Recvd: 07/28/11 10:26 3 pgs
Fees:18.00 Taxes:370.00
20110728-0057752

Thence, with said easterly right-of-way of Alley No. 674, North 15 degrees, 10 minutes, 00 seconds, West 50.00 feet to a point in the southwesterly corner of property conveyed to Richard E. Prowell of record in Book 7216, page 557, Register's Office, Davidson County, Tennessee;

Thence, with said southerly boundary of Prowell property North 74 degrees, 51 minutes, 09 seconds, East 165.00 feet to a point in the westerly right-of-way of Grantland Avenue;

Thence, with said westerly right-of-way of Grantland Avenue South 15 degrees, 10 minutes, 00 seconds, East 50.00 feet to the point of beginning.

Containing 8,250 square feet or 0.19 acre, more or less, as shown on survey prepared by Barge, Waggoner, Sumner & Cannon, Inc., Judy L. Judson, Registered Land Surveyor, Tennessee License No. 1935, 162 Third Avenue North, Nashville, Tennessee 37201, dated October 28, 1999, bearing File No. 08517-01.

Being a portion of the same lands described in a conveyance from The 2120 Building Partnership, a Tennessee general partnership to 2120 Associates, LLC, a Tennessee limited liability company by General Warranty Deed of record in Book 11726, Page 122, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging, to the said JOHN ROOT and wife, SARA ROOT, their heirs and assigns forever.

The grantors covenant that they are lawfully seized and possessed of said lands; that they have a good and lawful right to sell, transfer and convey the same; that said lands are unencumbered; and that grantors do forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is subject to all Governmental rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises.

This conveyance is made subject to any and all restrictions and encumbrances as may be shown of record in said Register's Office.

IN WITNESS WHEREOF, the grantors have hereunto affixed their signatures on this the 26 day of July, 2011.

2120 ASSOCIATES, LLC

By: _____
ALBERT DEL FAVERO, Member

By: _____, Member
BRUCE DOBIE, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for the aforesaid state and county, personally appeared ALBERT DEL FAVERO, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be Member of 2120 ASSOCIATES, LLC, a Tennessee limited liability company, and that he, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Member.

IN WITNESS WHEREOF, I hereunto affix my signature and seal of office in Nashville TN, Tennessee, on this the 26 day of May, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for the aforesaid state and county, personally appeared BRUCE DOBIE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be Member of 2120 ASSOCIATES, LLC, a Tennessee limited liability company, and that he, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Member.

IN WITNESS WHEREOF, I hereunto affix my signature and seal of office in Nashville TN, Tennessee, on this the 26 day of May, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____