WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120035525 DEEDWARR
Recvd: 05/15/12 08:59 2 pgs
Fees:13.00 Taxes:1665.00
20120515-0041759

R-DI-12-2616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DREAMINC.	new owner	
(NAME)	(NAME)	**117-04-125.00**
2616 Belmont Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **MARTKO-AZALEA, LLC, A GEORGIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DREAMINC.,** hereinafter called the Grantee(s), their heirs 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 NOS. 5 AND 6 ON THE MAP OF VICTORIA PLACE, OF RECORD IN PLAT BOOK 332, PAGE 10, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS ADJOIN AND FRONT TOGETHER 97.5 FEET, MORE OR LESS, ON THE EASTERLY SIDE OF BELMONT BOULEVARD AND RUN BACK BETWEEN LINES WITH THE NORTHERLY MARGIN OF DALLAS AVENUE, 160 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARTKO-AZALEA, LLC, A GEORGIA LIMITED LIABILITY COMPANY BY DEED FROM HENRY G. MEALING, JR., UNMARRIED, OF RECORD IN INSTRUMENT NO. 20090814-0076443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 11, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 10; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

PROPERTY ADDRESS: 2616 BELMONT BLVD., NASHVILLE, TN 37212
MAP & PARCEL: 117-04-125.00

This is
( ) unimproved
(X) improved
property known as **2616 Belmont Blvd Nashville, Tennessee 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 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 30th day of April, 2012.

Martko-Azalea, LLC, a Georgia limited liability company

BY: _____
Henry G. Mealing, III, Manager

BY: _____
Julia Katherine M. Hunt, Manager

BY: _____
Mary Alice M. Bell, Manager

STATE OF South Carolina
COUNTY OF Aiken

Before me personally appeared Henry G. Mealing, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a Manager of Martko-Azalea, LLC, the within named bargainor, a Georgia limited liability company, and that he/she as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of April, 2012.

_____
Notary Public
My Commission Expires: 08/04/2018

STATE OF South Carolina
COUNTY OF Aiken

Before me personally appeared Mary Alice M. Bell, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a Manager of Martko-Azalea, LLC, the within named bargainor, a Georgia limited liability company, and that he/she as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of April, 2012.

_____
Notary Public
My Commission Expires: 08/04/2018

STATE OF South Carolina
COUNTY OF Aiken

Before me personally appeared Julia Katherine M. Hunt, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a Manager of Martko-Azalea, LLC, the within named bargainor, a Georgia limited liability company, and that he/she as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of April, 2012.

_____
Notary Public
My Commission Expires: 08/04/2018

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212