WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-MK-12-4703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

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)
Dale Avenue, LLC (NAME)	**Dale Avenue, LLC** (NAME)	
650 Wedgewood Avenue (ADDRESS)	**650 Wedgewood Avenue** (ADDRESS)	**09111039300**
Nashville, TN 37203 (CITY) (STATE) (ZIP)	**Nashville, TN 37203** (CITY) (STATE) (ZIP)	**09111009000**

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 **J.P. HOFFMAN, JR.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DALE AVENUE, LLC,** 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 NO. 606 AND LOT 608, BLOCK 104 ON THE PLAN OF NO. 1 PLAN OF WEST NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 74 AND 75, 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 J.P. HOFFMAN, JR., UNMARRIED BY QUITCLAIM DEED FROM J.P. HOFFMAN, JR., UNMARRIED OF RECORD AT INSTRUMENT NO. 20120620-0054063, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 11, 2012 AND BEING THE SAME PROPERTY CONVEYED TO J.P. HOFFMAN, JR. BY WARRANTY DEED FROM WESTLEY G. KELTON, JR., AN UNMARRIED PERSON FILED IN BOOK 10413, PAGE 842, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 10, 2007.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 57, PAGES 74 AND 75 AND BOOK 7932, PAGE 78, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is
( ) unimproved
(X) improved
property known as **4703 Illinois Avenue Nashville, Tennessee 37209**
(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.

BILL GARRETT, Davidson County
Trans:T20120052392 DEEDWARR
Recvd: 07/17/12 08:42 2 pgs
Fees:13.00 Taxes:259.00
20120717-0062629

Witness my/our hand(s) this 9th day of July, 2012.

J.P. Hoffman, Jr.

STATE OF Tennessee
COUNTY OF Davidson

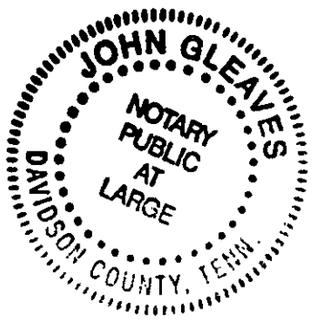
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J.P. Hoffman, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 9th day of July, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903