WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120079529 DEEDWARR
Recvd: 10/19/12 09:13 3 pgs
Fees:18.00 Taxes:329.30
20121019-0095939

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$89,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAR. 3, 2014

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
DNA Harpeth Properties, LLC	**Same As New Owner**	
(NAME) **224 Bramerton Court**	(NAME)	**119-10 99.00**
(ADDRESS) **Franklin, TN 37069**	(ADDRESS)	**119-10 100.00**
(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, **THUNDER HILLS RANCH, LLC**, a Wisconsin limited liability company HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DNA HARPETH PROPERTIES, LLC, 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:

See Exhibit "A" for Legal Description

unimproved ☐

This is improved ☒ property, known as **2211 &2213 Sadler Avenue, Nashville, TN 37210**

(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 ~~18th~~ 17th day of October, 2012.

Thunder Hills Ranch, LLC

By:
Brian Stace, Member

ACKNOWLEDGMENT

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Brian Stace**, 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 Thunder Hills Ranch, LLC** (the "Company") the within named bargainor, a Wisconsin limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Member.

Witness my hand and official seal at ~~Nashville~~, ~~Tennessee~~ Los Angeles, California this ~~18th~~ 17th day of October, 2012. (NB)

Commission expires: Oct. 2, 2014

Michelle Bae
Notary Public

MICHELLE BAE
COMM. #1903006
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Oct. 2, 2014

EXHIBIT "A"

Legal Description

Tract I: 2211 Sadler Avenue
Land in Davidson County, Tennessee, being the easterly portion of Lot No. 39 on the Plan of G.P. Rose's Subdivision as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thunder Hills Ranch, LLC, a Wisconsin limited liability company, by Quitclaim Deed from Brian Stace and Debra Warmuth, filed for record July 15, 2011 in Instrument No. 20110715-0054173, Register's Office for Davidson County, Tennessee.

Tract II: 2213 Sadler Avenue
Land in Davidson County, Tennessee, being the easterly portion of Lot No. 38 on the Plan of G.P. Rose's Subdivision as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee, being more specifically described according to a map of survey of part of Lot Nos. 36, 37, 38, 39, 40, 41 and 42, and all of Lot No. 46, of Plat of G.P. Rose Property, said survey being made by Z. J. Wilkinson, December 20, 1994.

Said part of Lot No. 38 fronts 53 feet on the westerly side of Sadler Street, and extends back between lines, 173.40 feet on the northerly side and 189.30 feet on the southerly side to rear line on which it measures 55.36 feet.

Being the same property conveyed to Thunder Hills Ranch, LLC, a Wisconsin limited liability company, by Quitclaim Deed from Brian Stace and Debra Warmuth, filed for record July 15, 2011 in Instrument No. 20110715-0054172, Register's Office for Davidson County, Tennessee.