BILL GARRETT, Davidson County
Trans:T20120079540 DEEDWARR
Recvd: 10/19/12 09:27 2 pgs
Fees:13.00 Taxes:1157.92
20121019-0095973

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Boulevard - Suite 212
Nashville, TN 38214

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of October, 2012, by and between Bobby Booker, unmarried, party of the first part, and 906 Bradford Ave LLC, a Delaware Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 16 and the easterly 15 feet of Lot No.17 on the he Map of Waldkirch's Subdivision of Lots No. 8 and 9 of the W.L.B. Lawrence Addition, as of record in Book 421, Page 90, Register's Office for said County.
Said Lot No 16 and easterly part of Lot No 17 front together 65 feet on the northerly side of Bradford Avenue, formerly Caroline Avenue, and run back between parallel lines, 160 feet to an alley.

Being all or part of the same property conveyed to Bobby Booker by virtue of that certain Quit Claim Deed dated September 19, 2011, at Instrument No. 20111003-0076392 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered and that it will warrant and forever defend title against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Bobby Booker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Bobby Booker, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of October, 2012.

Notary Public

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
COMM. EXP. 11-4-13
DAVIDSON COUNTY

My Commission Expires: 11-4-13

Property Owner & Address:	906 Bradford Ave LLC PO BOX 1286, Sunset Beach, CA 90742
Tax Parcel No	10513032600
Property Address:	906 Bradford Avenue Nashville, TN 37204
MAIL TAX BILLS TO:	**906 Bradford Ave LLC** **PO BOX 1286, Sunset Beach, CA 90742**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $312,950.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of October, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY