Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1425

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Johnny Crow, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ellivas Superannuation, LLC**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT NO. 1:
Being the southerly 28 feet of Lot No. 109 on the map of D.T. McGavock and other's addition, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee described as follows:

Said part of Lot No. 109 fronts 28 feet on the westerly side of 11th Avenue North, formerly Fillmore Avenue, and runs back between parallel lines 150 feet to an alley.

TRACT NO. 2:
Being the northerly 22 feet of Lot No. 109 on the Plan of D.T. McGavock and other's addition, as of record in Book 21, page 41, Register's Office, described as follows:

Said part of Lot No. 109 fronts 22 feet on the westerly side of 11th Avenue, formerly Fillmore Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Johnny Crow by deed from CLS Investment Properties, Inc. n/k/a CLS Rental Properties, LLC, a Tennessee limited liability company, dated April 6, 2012, of record as Inst. No. 20120409-0030195, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1705 11th Avenue North, Nashville TN, 37208.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of November, 2012.

Johnny Crow

BILL GARRETT, Davidson County
Trans:T20120092562 DEEDWARR
Recvd: 12/04/12 13:29 2 pgs
Fees:13.00 Taxes:157.25
20121204-0111510

State of Tennessee)
County of Davidson)

On this 27th day of November, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Johnny Crow, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 42,500.00.

Affiant

Sworn and subscribed before me on this the 27th day of November, 2012.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Ellivas Superannuation, LLC ~~1205 16th Avenue North~~ ~~Nashville, TN 37208~~ 43 May Maxwell Cress Gilmore ACT 2905 Australia	New Owner	81-11-469