Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $69,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2012.

Notary Public
My commission expires:

KATHRYN MICHELLE CASSIDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires AUG. 23, 2016

05-1210-65813

Address of New Owner:	Send Tax Bills to:	Tax Information
Awesome Ave., LLC 1632 Northview Avenue Nashville TN 37216	Awesome Ave LLC 1632 Northview Ave Nashville, TN 37216	072-010-0- 293.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Samuel E. McKeever, as Executor of the estate of Ada L. Hill, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Awesome Ave., LLC, hereinafter called the Grantees, their successors and assigns, a 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. 12, on the Plan of Map of Chas.U.Coggins First Addition to Nashville, of record in Book 421, Page 33, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Raymond D. Hill and wife, Ada L. Hill by deed from Robert L. Garcia and wife, Ruby B. Garcia, dated October 25, 1967, recorded October 27, 1967, of record in Book 4184, Page 426, Register's Office for Davidson County, Tennessee. The said Raymond D. Hill having predeceased Ada L. Hill. The estate of Ada L. Hill now being probated before the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-91. Ada L. Hill directed in her will that this property be sold and the sale proceeds disbursed to the legatees named therein. The said Raymond D. Hill and wife, Ada L. Hill, both having since died. The Estate of Ada L. Hill filed for Probate in the Office of the Davidson County Probate Court Clerk, Docket No. 12P-91.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1632 Northview Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120094346 DEEDWARR
Recvd: 12/10/12 14:28 2 pgs
Fees:13.00 Taxes:255.30
20121210-0113701

WITNESS my hand this 30th day of November, 2012.

Samuel E. McKeever, Executor of the estate of Ada L. Hill

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel E. McKeever, Executor of the estate of Ada L. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of November, 2012.

State of Tennessee at Large

My Commission expires

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016