This instrument was prepared by:
James E. Spruill, Esq.
c/o Fidelity National Title Group
6840 Carothers Pkwy, Suite 200
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130015362 DEEDWARR
Recvd: 02/25/13 10:02 4 pgs
Fees:23.00 Taxes:2497.50
20130225-0018392

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Ira C. Waddey Jr. and Ann M. Waddey 2205 Hampton Ave. Nashville, TN 37215	NEW OWNER	Map 104-4 Parcel 108

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Nashville Boys, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Ira C. Waddey Jr. and Ann M. Waddey, husband and wife (The "Grantees"), Grantees' heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being part of Lot No. 17 on the Plan of O.B. Hayes Plan of Large Lots, of record in Book 21, page 87, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:
>
> Beginning at a point 197' 3" North of Edgehill Avenue on 17th Avenue, South, running thence with said 17th Avenue, 50' northwardly; thence at right angles 158' westwardly to an alley; thence running southwardly 50' with said alley; thence eastwardly 158' to 17th Avenue and point of beginning.
>
> Being the same property conveyed to Nashville Boys, LLC by Deed of record in Instrument No. 200802150015251, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters appearing on the attached EXHIBIT A.

This is improved property commonly known as 1107 17th Avenue South, Nashville, TN.

STATE OF New York }
COUNTY OF Bronx }

The actual consideration or value, whichever is greater for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me this the 20th day of February, 2013.

Notary Public

My Commission Expires: 05/27/2016

BETTY CORDERO
Notary Public, State of New York
Qualified in Bronx County
No. 01CO6187734
My Commission Expires 05-27-2016
02/20/2013

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs, successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20th day of February, 2013.

Nashville Boys, LLC, a Tennessee limited liability company

By: _____
Name: John Castaldo
Title: Manager

STATE OF New York
COUNTY OF BRONX

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Castaldo, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Nashville Boys, LLC, a Tennessee limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS my hand and official seal at 260 Madison Ave, this 20th day of February, 2013.

_____
Notary Public

My Commission Expires: 05/27/2013

BETTY CORDERO
Notary Public, State of New York
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EXHIBIT A

1. Taxes for the year 2013 a lien, not yet due and payable.