WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045417 DEEDWARR
Recvd: 05/31/13 11:12 2 pgs
Fees:13.00 Taxes:1665.00
20130531-0055044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$450,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 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
SilvaMar, LLC	**Same As New Owner**	
(NAME) **2715 Acklen Avenue**	(NAME)	**Map 104-11-U**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	**Parcel 3.00 CO**
(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, **DNA MUSIC CITY PROPERTIES, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SILVAMAR, LLC,** 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:

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of Acklen at Natchez Trace Townhomes, a horizontal property regime established by Master Deed, of record in Instrument No. 2000504-0049813, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being part of the same property conveyed to DNA Music City Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from DNA Miracle Properties, LLC, a Tennessee limited liability corporation, filed October 9, 2008 in Instrument No. 20081009-0102580, Register's Office for Davidson County, Tennessee. Being the same property conveyed to DNA Miracle Properties, LLC by Quitclaim Deed from James D. Wamble and Alisa S. Wamble, of record in Instrument No. 20051229-0156105, said Register's Office.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s); (b) Master Deed and By-Laws of record in Instrument No. 20050504-0049813, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2715 Acklen Avenue, Nashville, TN 37212**

(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 30th day of May, 2013.

DNA Music City Properties, LLC

By: _____
James D. Wamble, Chief Manager

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **James D. Wamble**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Chief Manager of DNA Music City Properties, LLC** (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Chief Manager

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2013.

Commission expires:



_____
Notary Public