Davidson County DEEDWARR
Recvd: 12/23/13 11:01 3 pgs
Fees:18.00 Taxes:577.20
20131223-0129202

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of December, 2013, by and between Turner-Molette Family Ventures, LLC, and Lee O Molette, II **, party of the first part, and Igno, Inc., A Tennessee Corporation, 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:

Land in Davidson County, Tennessee, being Lot No.16 and the northerly 10 feet of Lot No. 17 in Gov. McMillin's Plan of Subdivision of the Old State Prison Lands, as of record in Book 161, Page 119, Register's Office, Davidson County, Tennessee.

Being all or part of the same property conveyed to Turner-Molette Family Ventures, LLC by virtue of that certain Warranty Deed dated February 6, 2003, at Instrument No. 20030214-0020162 in the Register's Office of Davidson County, Tennessee.

** Lee O Molette, II is joining in this conveyance to convey any interest he may have obtained from Quit Claim Deed of record at Instrument No 20110128-0008077 in the Register's Office of Davidson County, Tennessee.

This property is being conveyed as a part of the winding up the corporate affairs of Turner-Molette Family Ventures, LLC pursuant to TCA 48-249-705.

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, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend 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.

L O Molette, Member
Turner-Molette Family Ventures, LLC
By Lee O Molette, II, Member

L O Molette, Individually
Lee O Molette, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Lee O Molette II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of **Turner-Molette Family Ventures, LLC** the within named bargainer, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Member.

Witness my hand and seal, at office, this 19th day of December, 2013

NOTARY PUBLIC

My Commission Expires: 07/03/2017

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lee O Molette, II, 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 19th day of December, 2013.

Notary Public

My Commission Expires: 07/03/2017

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Igno, Inc., A Tennessee Corporation

421Veramdah Lane
Franklin, TN 37064

Tax Parcel No 09212035000

Property Address: 227 15th Avenue North
Nashville, TN 37203

MAIL TAX
BILLS TO:

Igno, Inc., A Tennessee Corporation
421Veramdah Lane, Franklin, TN 37064

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 ~~$156,000.00~~ 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 19th day of December, 2013.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

A.R. Turner

Notary's Signature

My Commission Expires: 