THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates, PLLC
4300 Kings Lane
Nashville, TN 37218

BILL GARRETT, Davidson County
Trans:T20140003558 DEEDWARR
Recvd: 01/16/14 10:22 3 pgs
Fees:18.00 Taxes:788.10
20140116-0004438

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Provantage, LLC **40 Burton Hills Blvd** **Suite 230** **Nashville, TN** **37215**	**SAME**	**105-13-041.000**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $213,000.00.

Shonda Y. Lewis
Affiant

Subscribed to and sworn before me this 8th day of January, 2014.

VERONICA BECERRA
NOTARY PUBLIC
Clayton County - State of Georgia
My Comm. Expires January 30, 2015

Notary Public

My Commission Expires:

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirteen Thousand Dollars ($213,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SHONDA Y. LEWIS, a single person, and JUAN T. LEWIS, a single person (Shonda Y. Lewis and Juan T. Lewis collectively referred to herein as the "Seller"), have this day bargained and sold, and do hereby transfer and convey unto PROVANTAGE, LLC, a Tennessee Limited Liability Corporation (the "Grantee"), its legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 1 on the Map of Joseph Knowles Subdivision of Block "D", of the C. D. Elliott property, as of record in Book 332, Page 48, Register's Office for said County, and described according to a survey made by James A. Hamilton, Jr., Surveyor, March 5, 1953, as follows:

Beginning at a point on the Easterly margin of 9th Avenue South or Kirkman Avenue, at the Southwest corner of a part of said Lot No. 1 conveyed to N. Ruth Galloway Smith, by deed from Milton Bracey, et al as of record in Book 2150, Page 425, Register's Office for said County; thence with the Southern boundary line of said Smith property, Eastwardly 76.9 feet; thence continuing with Smith's line, Southwardly 15 feet, continuing with said Smith's Southern boundary line, Eastwardly 23 feet to a point in the Western boundary line of Lot No. 2 on said map, said point being the Southeast corner of said Smith property; thence with the line between said Lots Nos. 1 and 2, Southwardly 50 feet to the Northerly margin of a 12-foot alley; thence with the Northerly margin of said alley, Westwardly 120 feet to the Easterly margin of said 9th Avenue South or Kirkman Avenue; thence with the Easterly margin of said Avenue, Northwardly 68 feet more or less, to the beginning.

Being the same property conveyed by Warranty Deed from Ernest L. White and wife, Mamie G. White to John T. Lewis, Jr. and wife, Mary R. Lewis as recorded on the 14th day of February, 1978 in Deed Book 5252, Page 625 and Affidavit of Heirship as recorded on the 5th day of August, 2005 in Instrument No. 20050805-0092632, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2014 property taxes and subsequent years; b) instruments of record in Plat Book 332, Page(s) 48, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

This is improved real property known as 2304 9th Avenue South, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, its legal representatives, successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is subject to such limitations, restrictions and encumbrances as may affect the premises.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its legal representatives, successors and assigns, against the lawful claims of all persons.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, its legal representatives, successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 8th day of January, 2014.

Shonda Y. Lewis

SHONDA Y. LEWIS

STATE OF Georgia)
COUNTY OF Clayton)

Personally appeared before me, the undersigned, a notary public in and for said county and state, SHONDA Y. LEWIS, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at East Point, Georgia, this 8th day of January, 2014.

Notary Public

My Commission Expires: January 30, 2015

VERONICA BECERRA
NOTARY PUBLIC
Clayton County - State of Georgia
My Comm. Expires January 30, 2015

JUAN T. LEWIS

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned, a notary public in and for said county and state, JUAN T. LEWIS, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 104 Woodmont Blvd Nash, TN, this 9th day of January, 2014.

Notary Public

My Commission Expires: December 6, 2016

MICHELLE MATTHEWS-DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY