RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140011888 DEEDWARR
Recvd: 02/20/14 10:29 2 pgs
Fees:13.00 Taxes:962.00
20140220-0014556

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Amanda Gordon
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2014.

Dana Delworth
NOTARY PUBLIC

My commission expires: 11/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley C. Dugger 1521 Kirkwood Avenue Nashville, TN 37212	NEW OWNER 1103 HOLLY ST. NASHVILLE, TN 37206	117040292.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Thousand and 00/100 Dollars ($260,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BAMBOO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ASHLEY C. DUGGER, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 96 on the Plan of Victoria Place, recorded in Book 332, page 10, R.O.D.C., Tennessee.

Said Lot No. 96 fronts 56.9 feet ont he south side of Kirkwood Avenue, running back between parallel lines 122.6' more or less to an alley.

Being the same property conveyed to Bamboo, LLC, a Tennessee Limited Liability Company, by Warranty Deed from John English and wife, Delinda English, dated 1/27/2014, recorded 2/7/2014, of record in Instrument No. 20140207-0010913, in the Register's Office for Davidson County, Tennessee. Delinda English and Delinda McNutt are one and the same person.

Being also the same property conveyed to John English and Delinda McNutt, by Installment Deed from Sam Knight and wife, Angie Knight, dated 5/16/1988, recorded 6/1/1988, of record in Book 7558, page 725, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1521 Kirkwood Avenue, Nashville, TN 37212, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of February, 2014.

BAMBOO, LLC

By: Jeremy Kelton, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 12th day of February, 2014, before me, appeared Jeremy Kelton, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Bamboo, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Bamboo, LLC, and said officer acknowledged said instrument to be the free act of deed of said Bamboo, LLC.

WITNESS my hand and seal, this the 12th day of February, 2014.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

My commission expires: 12/23/2014