NEW OWNER:

508 Investors, LLC
712 Hart Avenue
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0236

Map 082 Group 08-0 Parcel 234.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140027341 DEEDWARR
Recvd: 04/22/14 13:12 2 pgs
Fees:13.00 Taxes:518.00
20140422-0033695

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty Thousand and 00/100 Dollars ($140,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ERIC HOLDEN AND WIFE, ANGELICA HOLDEN** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **508 INVESTORS, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

> **Land in Davidson County, Tennessee, to-wit: Being Lot Number 21 on the Plan of McNish's Subdivision of the J. W. McFerren 6 1/2-acre tract as of record in Book 57, Page 129, Register's Office for said County, to which plan of reference is hereby made for a more complete description thereof.**
>
> **BEING the same property conveyed to Eric Holden and wife, Angelica Holden, by Warranty Deed from Lincoln Trust Company, FBO, Robert Bond Miller, dated May 1, 2002, and of record as Instrument No. 20020510-0057916, Register's Office for Davidson County, Tennessee.**
>
> **This is IMPROVED property known as 712 Hart Avenue, Nashville, Tennessee 37206.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 8 day of **April, 2014**.

Eric Holden
ERIC HOLDEN

Angelica Holden
ANGELICA HOLDEN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ERIC HOLDEN AND ANGELICA HOLDEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 8 day of **April, 2014**.

JONATHAN T. TINNIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 3/28/2016

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The actual consideration or value, whichever is greater, for this transfer is $ **140,000.00** .

AFFIANT

Sworn to and subscribed to before me 8 day of **April, 2014**.

JONATHAN T. TINNIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 3/28/2016