NEW OWNER:

Marcel Rodriguez Ramazzini
Carrie Anne Berryman
904 Cadillac Avenue
Nashville, TN 37204

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: 14-0327
After initial recording return to
Cope, Hudson, Reed & McCreary, PLLC
16 Public Square North
Murfreesboro, TN 37130

Map 132 Group 090 Parcel 078.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140028666 DEEDWARR
Recvd: 04/28/14 10:53 2 pgs
Fees:13.00 Taxes:3696.30
20140428-0035367

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Nine Hundred Ninety-Nine Thousand and 00/100 Dollars** ($999,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **904 CADILLAC, LLC, a Tennessee Limited Liability Company,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MARCEL RODRIGUEZ RAMAZZINI AND CARRIE ANNE BERRYMAN, husband and wife** ("Grantees"), their 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, Being Lot No. 32, Subdivision of Lots 27, 28, 36 Through 43 and Part of Lots 35 and 44, Oak Hill No. 1, as shown on plat of record in Plat Book 547, Page 52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to 904 Cadillac, LLC, by Warranty Deed from Gina M. Waits and husband, Richard C. Waits, II, dated July 23, 2013, and of record as Instrument No. 20130731-0079641, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 904 Cadillac Avenue, Nashville, Tennessee 37204.

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

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor 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, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 24th day of **April, 2014.**

904 Cadillac, LLC

RYAN MILLER, Member

NATHAN LYONS, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid RYAN MILLER AND NATHAN LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are Members of 904 CADILLAC, LLC, the within named bargainor, and as such authorized officers, being given the authority to so do, executed the within instrument on behalf of the company for the purposes therein contained.

WITNESS my hand and official seal at office 24th day of **April, 2014.**

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **999,000.00** .

AFFIANT

Sworn to and subscribed to before me 24th day of **April, 2014.**

NOTARY PUBLIC

My commission expires: 11/20/16

JENNIFER DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY