THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040602** BILL GARRETT, Davidson County Trans:T20140028893 DEEDWARR Recvd: 04/28/14 15:24 2 pgs Fees:13.00 Taxes:1102.60 20140428-0035656	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $298,000.00. Affiant Subscribed and sworn to before me, this 25th day of April, 2014. Notary Public My Commission Expires:

WILLIAM T CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Investment Properties LLC 1504 Holly Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-13-0-369.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Henry J. Abbott and Rita J. Bradley, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Investment Properties LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 33, LINDSLEY HOME PLACE, BLOCK F, as shown on plat of record in Plat Book 2, Page 92, Chancery Court, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Henry J. Abbott, an unmarried person and Rita J. Bradley, an unmarried person by Warranty Deed from Greg W. Solomon, a married person and Teddy H. Lee, a married person, recorded on the 11th day of February, 2004 in Instrument No. 20040211-0016633, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LINDSLEY HOME PLACE, as recorded in Plat Book 2, Page(s) 92 (Chancery Court).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1504 Holly Street Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of April, 2014.

Henry J. Abbott

Rita J. Bradley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Henry J. Abbott and Rita J. Bradley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014