WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20140034715 DEEDWARR Recvd: 05/19/14 12:12 2 pgs Fees:13.00 Taxes:425.50 20140519-0042811	The actual consideration or value, whichever is greater, for this transfer is **$115,000.00.** Affiant Subscribed and sworn to before me, this the 16th day of May, 2014. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
The DanCompany, LLC	New Owner	**Map 072-14-0 Parcel 066-00**
1023 Mitchell R.		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mooretown Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The DanCompany, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 115 and 116, on the Map of Chesterfield Place, of record in Book 332 Page 147, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lots adjoin and front together 60 feet on the northerly side of Chester, formerly Chesterfield Avenue, and run back between parallel lines 132 feet to a dead line.

Being all of the same property conveyed to Sandra F. Runnels by Deed dated April 10, 2000 from Art Wayne Mitchell, a single person of record in Instrument No. 20000410-0035957, Register's Office for Davidson County, Tennessee. The said property was divested out of Sandra F. Runnels and vested in Kevin O'Hara by Final Decree Confirming Sale of record in Insturment No. 20120202-0009682, said Register's Office. And further conveyed to Mooretown Properties, LLC, a Tennessee limited liability company by Quitclaim Deed dated August 10, 2012 from Kevin O'Hara, married, of record in Instrument No. 20120815-0073168, and by Quitclaim Deed dated November 14, 2013 from Natalie Hawkins, Michelle Webb and Becky Baltz, of record in Instrument No. 20131120-0119638, Register's Office for Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **1205 Chester Ave., Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand by its duly authorized officer this **16th** day of **May, 2014.**

Mooretown Properties, LLC, a Tennessee limited liability company

By: _____
Kevin P. O'Hara, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Kevin P. O'Hara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of the Mooretown Properties, LLC, within named bargainor, a limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Sole Member.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **May, 2014.**

_____
Notary Public

My Commission Expires: 2/13/17