Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 30 May, 2014

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Charlie Three, LLC 935 Spain Avenue Nashville, TN 37216	New Owner	07209013600

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ruby C. Anderson,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Charlie Three, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly one half of Lot No 11 on the Map of Bush Spain's Subdivision of part of Zack Stull Lands as of record in Book 161, page 129 Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ralph C Anderson and wife Ruby C Anderson by Deed from Julian H Zimmerman of Washington DC as Federal Housing Commisioner dated May 26th, 1960 and filed for record in Book 3075, page 153 Register's Office of Davidson County, Tennessee. The said Ralph C Anderson having since passed away, leaving Ruby C. Anderson as sole surviving tenant.

This property is improved property known as 935 Spain Avenue, Nashville, TN, 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20140038771 DEEDWARR
Recvd: 06/03/14 12:27 2 pgs
Fees:13.00 Taxes:333.00
20140603-0047862

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 my hand this the 05/30/14.

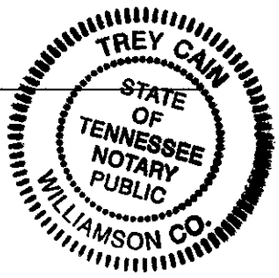
Ruby C Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ruby C. Anderson** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 30th day of May, 2014.

Notary Public



My Commission expires: 5/30/2017

FILE NO: 2014022932