BILL GARRETT, Davidson County
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Fees:23.00 Taxes:1391.20
20140605-0048779

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCELS:
Nolan Capital, LLC 176 Thompson Lane, Suite 200 Nashville, Tennessee 37211	Nolan Capital, LLC 176 Thompson Lane, Suite 200 Nashville, TN 37211	161-04-0-065.00 161-04-0-095.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILFER INVESTMENTS, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto NOLAN CAPITAL, LLC, a Tennessee limited liability company, the GRANTEE herein, its, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Parcel A:
A portion of a plot of ground marked "Reserved" at the corner of Raywood Lane and Rich Court as shown on the Plan of Goodrich Heights Subdivision, as of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southwest margin of Raywood Lane between Lot No. 48 and said "Reserved" plot; thence with the line between Lot No. 48 and the "Reserved" plot southwesterly 103.7 feet to a concrete monument; thence south 19 deg. 19' West 101.6 feet to a concrete monument thence, easterly 8.46 feet to a concrete monument in the west margin of Rich Court; thence, with said margin of Rich Court, a northeasterly 121.55 feet to a concrete monument, the beginning of a curve with a radius of 25 feet; thence around said curve northwesterly 37.54 feet to a point in the southwest margin of Raywood Lane; thence, with said margin of

Raywood Lane northwesterly 53.75 feet to the point of beginning.

This is unimproved property.

Parcel B:
Land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the plan of the lands of Edward L Ensley, deceased, as of record in Minute Book "J", page 782, County Court for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, August 26, 1954, as follows:

Beginning at an iron pin on the easterly margin of Nolensville Pike at the northwest corner of the property conveyed to W. E. Higgenbotham and wife by deed from James N. Biles and wife, of record in Book 2014, page 25, Register's Office for said county; thence with Higgenbotham's northern boundary line, south 88 degrees east 492 feet to an iron pin; thence north 23 degrees 15' west 100 feet, more or less, to the southerly line of property conveyed to Lottie H. Logan by deed from Minnie Goodwin Cox and husband, Robert Lee Cox, of record in Book 2027, page 497, said Register's Office; thence with Logan's south line, north 88 degrees west 492 feet to the easterly margin of Nolensville Pike; thence with said Pike, south 10 degrees 50' east 100 feet to the beginning.

Being the same property conveyed to VICTOR HOPE CAPITAL, LLC, a Tennessee limited liability company, by deed from CAROLYN DIANE PARMLEY and BELINDA ARLENE GASCON, of record in Instrument No. 20130403-0032634, dated March 25, 2013, said Register's Office. Being further conveyed to WILFER INVESTMENTS, LLC, a Tennessee limited liability company, by deed from VICTOR HOPE CAPITAL, LLC, a Tennessee limited liability company, of record in Instrument No. 20130403-0032635, dated March 25, 2013, said Register's Office.

This is improved property known as 5114 Nolensville Pike, Nashville, Tennessee, 37211.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

General or special taxes and assessments required to be paid in the year 2014 and subsequent years for Map-Par. 161-04-0-065.00 and 161-04-0-095.00.

Matters shown on the Plan of record in Plat Book 2663, page 60, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6280, page 1, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 2794, page 363, Book 2864, page 198 and Book 3577, page 252, said Register's Office.

GRANTOR further covenants and binds itself, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 27 day of June, 2014.

WILFER INVESTMENTS, LLC

By: _____

Its: Member

[Acknowledgements Follow]

ACKNOWLEDGMENTS

STATE OF TENNESSEE Davidson
COUNTY OF ~~Tennessee~~)

Personally appeared before me, a Notary Public in and for said County and State, Roy Williams, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Member of Wilfer Investments, the bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Member.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 2nd day of June, 2014.

Lisa K. Brian
Notary Public

My Commission Expires: 3/7/2017

LISA K. BRIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 376,000.00.

Affiant

Sworn to and subscribed before me this 2nd day of June, 2014.

Lisa K. Brian
Notary Public

My Commission Expires: 3/7/2017

LISA K. BRIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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