NEW OWNER:

508 Investors, LLC
718 Thompson Lane
Suite 108-270
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: 14-0482

Map 082 Group 04-0 Parcel 308.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140040146 DEEDWARR
Recvd: 06/06/14 15:35 3 pgs
Fees:18.00 Taxes:296.00
20140606-0049603

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty Thousand and 00/100 Dollars ($80,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THOMAS WAYNE CROOK** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **508 INVESTORS, LLC** ("Grantee"), its 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:

Being parts of Lot Nos. 20, 21, 22, 23 and 24 on the Plan of Alexander's Petway Avenue Subdivision, as of record in Book 547, Page 87, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Petway Avenue at the point where said margin of said Avenue intersects with the right-of-way of Ellington Parkway; thence northeasterly with said Ellington Parkway right-of-way 191 feet to the northeast corner of said tract; thence in a southerly direction and perpendicular to Petway Avenue 134.2 feet to a point in the northerly margin of said Avenue; thence with the northerly margin of said Avenue westerly 137.72 feet to the point of beginning.

BEING the same property conveyed to Thomas Wayne Crook, unmarried, by Quitclaim Deed from Gary R. Crook, dated May 21, 2014, and of record as Instrument No. 20140521-0043899, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed of record in Instrument No. 20140110-0002690 and Warranty Deed of record in Book 8318, Page 75, said Register's Office.

This is IMPROVED property known as 805 Petway Avenue, Nashville, Tennessee 37206.

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

GRANTOR covenants with said Grantee 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 30th day of **May, 2014**.

Thomas Wayne Crook
THOMAS WAYNE CROOK

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, THOMAS WAYNE CROOK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 30th day of **May, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

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

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The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00 .

AFFIANT

Sworn to and subscribed to before me 30th day of May, 2014.

NOTARY PUBLIC

My commission expires: 5-30-17

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