WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nashville Motorcycle Collective, LLC	Same as new owner	07213038000
	(NAME)	
1015 West Kirkland Ave., #405		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Billy Hunter and wife, Sharon D. Hunter, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nashville Motorcycle Collective, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 20, 21 AND 22 ON THE PLAN OF TREVECCA SUBDIVISION OF RENRAW, AS OF RECORD IN BOOK 421, PAGE 72 AND 73, REGISTER'S OFFICE FOR SAID COUNTY. LOT 20 FRONTS 50 FEET ON THE WESTERLY SIDE OF GALLATIN ROAD AND RUNS BACK BETWEEN PARALLEL LINES 170' TO AN ALLEY. LOT 21 FRONTS 50 FEET ON THE WESTERLY SIDE OF GALLATIN ROAD TURNS BACK 170' BETWEEN PARALLEL LINES TO AN ALLEY. LOT 22 FRONTS 50 FEET ON THE WESTERLY SIDE OF GALLATIN PIKE AND RUNS BACK BETWEEN PARALLEL LINES 170' TO AN ALLEY.

BEING PART OF THE SAME PROPERTY CONVEYED TO BILLY HUNTER AND WIFE, SHARON D. HUNTER BY DEED FROM BENNETT ENTERPRISES, A TENNESSEE LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNER, JEANNETTE BENNETT OF RECORD IN INSTRUMENT NO. 20040621-0072941, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unImproved ( )
This is Improved (X) property, known as 1302 Gallatin Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 27th day of June, 2014.

BILL GARRETT, Davidson County
Trans:T20140047736 DEEDWARR
Recvd: 07/03/14 12:40 2 pgs
Fees:13.00 Taxes:1591.00

20140703-0058935

WARRANTY DEED
(Continued)

Billy Hunter

Sharon D. Hunter

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Hunter and wife, Sharon D. Hunter, the herein 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, this the 27th day of June, 2014.

Notary Public

My Commission Expires: 3-27-18

(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
20121st Ave., S
Nashville, TN 37212