This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 083020292.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Parco International, LLC
312 Chapel Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **PADUGA INVESTMENTS, INC.** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **PARCO INTERNATIONAL, LLC** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 2, on the Plan of Thompson Bond's Subdivision of the North Part of Lot 6 on the Plan of Brownsville, as shown by plat appearing of record in Plat Book 547, page 39, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

SAID part of said Lot No. 2 fronts 83.5 feet on the easterly side of Chapel Avenue, and runs back 223.6 feet on the northerly line and 195.3 feet on the southerly line, to a dead line on which it measures 75 feet.

BEING the same property conveyed to Paduga Investments, Inc., by Warranty Deed from Roy W. Hunter, sole heir at law of Roy Stevenson Hunter, dated February 28, 2014, appearing of record in Instrument Number 20140310-0019771, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Roy Stevenson Hunter, by Quitclaim Deed from Thomas Owen Johnson, dated 07/24/1986, appearing of record in Book 6933, page 525, of the Register's Office of Davidson County, Tennessee. The said Roy Stevenson Hunter having since died on August 28, 2013.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 547, page 39; Affidavit of Heirship of record in Instrument Number 20140310-0019769 and Instrument Number 20140310-0019770; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 312 Chapel Ave., Nashville, TN, 37206.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they is lawfully seized and possessed of said parcel of real estate, and that they has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

BILL GARRETT, Davidson County
Trans:T20140068743 DEEDWARR
Recvd: 09/15/14 14:04 4 pgs
Fees:23.00 Taxes:1739.00
20140915-0084327

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 9TH day of SEPTEMBER, 2014.

Paduga Investments, Inc.

BY: Gary Groenenberg

Gary Groenenberg, President

STATE OF CALIFORNIA)
)
COUNTY OF _____)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gary Groenenberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Gary Groenenberg, of Paduga Investments, Inc., and that he is authorized by Paduga Investments, Inc., to execute this instrument on its behalf as such President.

WITNESS MY HAND AND OFFICIAL SEAL at office this the ____ day of _____, 2014.

PLEASE SEE ATTACHED CALIFORNIA CERTIFICATE

_____
NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $470,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gary Groenenberg 9-9-14

AFFIANT

Sworn to and subscribed before me this _____ day of _____, 2014.

_____
NOTARY PUBLIC

My Commission Expires: _____

PLEASE SEE ATTACHED CALIFORNIA CERTIFICATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of San Diego }

On Sept 9, 2015 before me, Kay Alverson, notary public
Date — Here Insert Name and Title of the Officer

personally appeared Gary Groenewold
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KAY ALVERSON
Commission # 1965254
Notary Public - California
San Diego County
My Comm. Expires Jan 27, 2016

Signature: _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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CALIFORNIA JURAT WITH AFFIANT STATEMENT
GOVERNMENT CODE § 8202

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 | *Signature of Document Signer No. 2 (if any)*

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 9th day of Sept, 2014,
by *Date* *Month* *Year*
(1) Gary Groenenberg
(2) _____
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

KAY ALVERSON
Commission # 1965254
Notary Public - California
San Diego County
My Comm. Expires Jan 27, 2016

Place Notary Seal Above

Signature _____
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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