BILL GARRETT, Davidson County
Trans:T20140082813 DEEDWARR
Recvd: 11/03/14 14:24 2 pgs
Fees:13.00 Taxes:292.30
20141103-0101354

This instrument prepared by and Record and Return to:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 14-1266

WARRANTY DEED

THIS INDENTURE, made and entered into this 10/31/2014, by and between **Advantage Holdings, LLC, a Tennessee Limited Liability Company** parties of the first part, and **Aaron D. Dale and Caroline S. Dale, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows. To wit: Being Lot No. 34 in L.H. Davis Subdivision of Lot No 41 Clifton Plan which is if record in Book 57, Page 100, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 34 fronts 50.0 feet on the West side of Douglas Avenue and extends back westerly between parallel lines 150.0 feet wide.
>
> Being the same property conveyed to Advantage Holdings, LLC by Warranty Deed from Leland D. Watts, married dated March 31, 2014, in Instrument No. 20140407-0029048, in said Registers Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restriction of record.

Parcel ID # 091 08 0 058.00

☒ Improved 1015 43rd Ave North, Nashville, TN 37209

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Harold D Plemons 10/31/14

Advantage Holdings, LLC
By: Harold Plemons, Organizing Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned authority of the State and County aforesaid, personally appeared Harold Plemons, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge himself to be the Organizing Member of Advantage Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

Witness my hand and Notarial Seal this 31st day of October, 2014..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: Aaron D. Dale and Caroline S. Dale

and Address: 1015 43rd Ave North, Nashville, TN 37209

Mail tax bills to: 4708 Nebraska Avenue, Nashville, TN 37209

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $79,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 31st day of October, 2014..

Notary Public

My Commission Expires: May 5, 2015

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON