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**NEW OWNER:**

Mark A. Hower
810 Petway Avenue
Nashville, TN 37206

**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:** 15-0248

**Map 082 Group 04-0 Parcel 318.00**

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150019434 DEEDWARR
Recvd: 03/17/15 13:53 2 pgs
Fees:13.00 Taxes:1439.30
20150317-0022942

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Eighty-Nine Thousand and 00/100 Dollars ($389,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **508 INVESTORS, LLC, A LIMITED LIABILITY COMPANY** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MARK A. HOWER, AN UNMARRIED MAN** ("Grantee"), his 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:

**Land in Davidson County, Tennessee, Being the west 52 feet of the north part of Lot No. 12 on the Map of Nashville Trust Company's Subdivision of The A. W. Shryer's Property, Block B., as of record in Plat Book 843, Page 25, Register's Office for said County.**

**BEING the same property conveyed to 508 Investors, LLC, by Warranty Deed from Nathan W. Whitaker, dated June 12, 2014, and Instrument No. 20140613-0051654, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 810 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, his 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 12th day of **March, 2015**.

508 INVESTORS, LLC

BY _____ member
THEODORE J. BERTUCA, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, THEODORE J. BERTUCA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that THEODORE J. BERTUCA is a Member of 508 INVESTORS, LLC, the within-named bargainor, and as such Member, being given the authority to do so, executed the within instrument on behalf of the company by signing its name as a Member.

WITNESS my hand and official seal at office 12th day of **March, 2015**.

_____
NOTARY PUBLIC

SHARON RAMOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

My commission expires: 1/9/2018

**********

The actual consideration or value, whichever is greater, for this transfer is $ **389,000.00** .

_____
AFFIANT

Sworn to and subscribed to before me 12 day of **March, 2015**.

_____
NOTARY PUBLIC

My commission expires: 1/9/2018

SHARON RAMOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018