NEW OWNER:

EASTwelve Partners
4201 Burrus Street
Nashville, TN 37216

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0087

Map 061 Group 16-0 Parcel 191.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150020447 DEEDWARR
Recvd: 03/20/15 10:25 2 pgs
Fees:13.00 Taxes:2294.00
20150320-0024097

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Twenty Thousand and 00/100 Dollars ($620,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **AWHH8A, LLC, a California limited liability company,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **EASTWELVE PARTNERS, a Tennessee general partnership** ("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:

Land Davidson County, Tennessee, Being Lot Nos. 42,43,44 and 45, of Block C, on the Map of the Resubdivision of Sunnymeade, of record in Plat Book 974, page 56 & 57, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to AWHH8A, LLC, by Quitclaim Deed from Felicisimo M. Alvendia, Jr., also known as Danny M. Alvendia; and Kathleen M. Alvendia, dated March 26, 2008, and of record Instrument No. 20080512-0048949, and corrected by Instrument No. 20080624-0064730, Register's Office for Davidson County, Tennessee. See also Warranty Deed in Instrument No. 20071004-0118161.

This is IMPROVED property known as 1237 Ardee Avenue, Nashville, Tennessee 37216.

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 17th day of **March, 2015**.

AWHH8A, LLC

By: _____

Todd A. Tressler, II, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Todd A. Tressler, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is an Authorized Agent of AWHH8A, LLC, the within named bargainor, and as such Authorized Agent, being given the authority to so do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 17th day of **March, 2015**.

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **620,000.00** .

AFFIANT

Sworn to and subscribed to before me 17th day of **March, 2015**.

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY