WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150040372 DEEDWARR
Recvd: 05/26/15 10:01 2 pgs
Fees:13.00 Taxes:462.50
20150526-0047869

P-DR-15-01909

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Poplar Street Properties, LLC	Poplar Street Properties, LLC	
(NAME) 412B 33rd Avenue N.	(NAME) 412B 33rd Ave. N	**81-15-128.00**
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **GLADLION, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **POPLAR STREET PROPERTIES, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land located in Davidson County, Tennessee, and described as follows, to wit: Being Lots Nos. 67, 68 and the West half of Lot No. 69 on the Map of J.M., T.J., and G.W. Harding's Addition to Nashville, of record in Book 21, Page 80, Register's Office for said County. Said lots and part of said lot adjoin and front together 125 feet on the South side of Formosa Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to GladLion, LLC by deed from the Estate of Aline Tomlinson recorded in Instrument No. 20150526.0047868 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.M., T.J. AND G.W. HARDING'S ADDITION TO NASHVILLE, as recorded in Plat Book 21, Page(s) 80.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1909 Formosa Street, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th DAY OF MAY, 2015.

GladLion, LLC

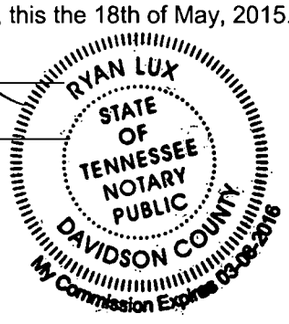
BY: _____
David Robinson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID ROBINSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of GLADLION, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of May, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212