THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043820**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Carla Gilbert Affiant Subscribed and sworn to before me, this 27th day of May, 2015. Notary Public My Commission Expires: 8/23/2016

BILL GARRETT, Davidson County
Trans:T20150041537 DEEDWARR
Recvd: 05/28/15 15:51 2 pgs
Fees:13.00 Taxes:3145.00
20150528-0049382

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

WARRANTY DEED

Address New Owner: Posh Properties, GP 2010 21st Ave. S. Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10412009400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerry Robin Bellar** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Posh Properties, GP, a Tennessee General Partnership**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 6, on the Plan of Calhoun's Subdivision, as shown on plat of record in Plat Book 161, Page 156, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 6 fronts 55 feet on the easterly side of 21st Avenue South, formerly Broad Street or the Hillsboro Pike, and runs back 162 feet on the southerly line and 164 feet, more or less, on the northerly line to an alley, measuring 51.8 feet thereon.

Being the same property as conveyed to Jerry Robin Bellar by Warranty Deed of record in Book 5594, Page 264, in the Register's Office for Davidson County, Tennessee.

Jackie Bellar joins in this conveyance to convey any marital interest she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 156, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2010 21st Ave S. Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2015.

Jerry Robin Bellar

Jackie Bellar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jerry Robin Bellar and Jackie Bellar, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2015.

Notary Public

My Commission Expires: 8/23/2016

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
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