This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of May, 2015, by and between Ruben Gomez, an unamrried man, party of the first part, and Anchor Development LLC, a Tennessee limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 149 on the Map of Overhill City and W. H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30 of Cumberland Nurseries of record in Plat Book 332, Page 21, said Register's Office, to which plan reference is hereby made for a more complete description.

INCLUDED in the above description but EXCLUDED from this conveyance is that portion of said Lot No. 149 conveyed to the State of Tennessee by deed of record in Book 4412, Page 589, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Ruben Gomez by virtue of that certain Warranty Deed dated August 29, 2008, at Instrument No. 20080905-0091084 and Affidavit at Instrument No. 20150521-0046864 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Ruben Gomez _____ _____

Ruben Gomez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ruben Gomez and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of May, 2015.

Ashlee D Page
Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150043099 DEEDWARR
Recvd: 06/02/15 14:47 2 pgs
Fees:13.00 Taxes:449.55
20150602-0051297

Property Owner & Address: Anchor Development LLC

Tax Parcel No 11901015000

Property Address: 316 Rose Street
Nashville, TN 37210

MAIL TAX
BILLS TO:

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $121,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of May, 2015.

Notary Public

My Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018