THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20150043331 DEEDWARR
Recvd: 06/03/15 09:30 3 pgs
Fees:18.00 Taxes:1073.00
20150603-0051609

27236-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Emerson Drive Touring, LLC 1033 16th Avenue South Nashville, Tennessee 37212	New Owner	118-11-0-030.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Paul F. Scholten and wife, Lorraina Q. Scholten** (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Emerson Drive Touring, LLC** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 32 of Block "B" on the Plan of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

SAID Lot No. 32 fronts 80.0 feet on the West side of Azalea Place and extends back 131.5 feet on the North line and 121.7 feet on the South line, to a dead line in the rear on which it measures 45.0 feet.

BEING all of the same property conveyed to Paul F. Scholten and wife, Lorraina Q. Scholten by Warranty Deed dated July 15, 2010 from Nancy A. Kirkland, unmarried, of record in Instrument No. 20100719-0056001, Register's Office for 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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 1st day of June, 2015.

Paul F. Scholten

Lorraina Q. Scholten

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul F. Scholten and Lorraina Q. Scholten, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 1st day of June, 2015.

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public
My Commission Expires:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me this
1st day of June, 2015.

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public
My Commission Expires:

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2015 and subsequent years, not yet due and payable. Map and Parcel 118-11-0-030.00

2. The Matters shown on the Plan of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee