WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ $200,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES March 8, 2016

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1267B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ryan Paige	NEW OWNER	08207008700
1716 Electric Ave		
Nashville, TN 37026		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

GROUNDHOGS REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RYAN PAIGE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Meridian Street, 100 feet northerly from the north margin of Hancock Street; thence with the westerly margin of Meridian Street, northerly 50 feet; thence at right angles westerly 174.5 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 50 feet; thence easterly 174.5 feet, more or less, to the beginning.

Being the same property conveyed to Jacquelyn L. Gordon, unmarried by Warranty Deed from Charles E. Warren, Jr., unmarried, of record in Book 11115, Page 167, Register's Office for Davidson County, Tennessee, dated September 15, 1998 and recorded on September 16, 1998.

The said Jacquelyn L. Gordon having since died on September 19, 2008 and under her Last Will and Testament probated in Davidson County, Tennessee, Docket No. 15P252, said property was devised to Ronald M. Wilkes.
The said Ronald M. Wilkes then died on April 10, 2014 and under his Last Will and Testament probated in Davidson County, Tennessee, Docket No. 15P251, said property was devised to Loretta Ellen Wilkes.

Being the same property conveyed to Gounghogs Real Estate, LLC, a Tennessee limited liability company by Warranty deed from Loretta Ellen Wilkes of record in Instrument No. 20150521-0047193 Register's Office for Davidson County, Tennessee, dated May 18, 2015 and recorded on May 21, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20150045798 DEEDWARR
Recvd: 06/10/15 12:25 2 pgs
Fees:13.00 Taxes:740.00
20150610-0054786

This is property known as 804 Meridian St, Nashville, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 9th day of June, 2015.

Groundhogs Real Estate, LLC

BY: _____

Steve Chaisson, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

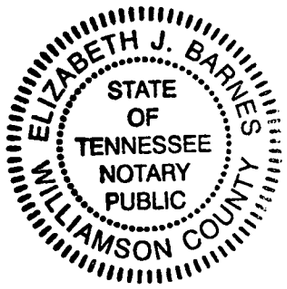
Before me, the undersigned, a Notary Public of said County and State, personally appeared STEVE CHAISSON, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Groundhogs Real Estate, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of June, 2015.

_____

Notary Public

My Commission Expires: 1-26-19



File #: 15-1267B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027