WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $78,000.00. Affiant Subscribed and sworn to before me on June 10th, 2015. NOTARY PUBLIC My Commission Expires: 11-28-16

File #15-0163

BILL GARRETT, Davidson County
Trans:T20150046834 DEEDWARR
Recvd: 06/12/15 13:45 2 pgs
Fees:13.00 Taxes:288.60
20150612-0055972

HILLARY TORRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Adventure Home Solutions, LLC 2921 Wingate Avenue Nashville, TN 37211	**New Owner**	**133-06-0-160.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DEBORAH S. BAKER, AN UNMARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ADVENTURE HOME SOLUTIONS, LLC, A NEVADA LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEES,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, and 3 on the Map of J. G. Grissom's Wheeler Avenue Addition, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, April 1939, as follows:

BEGINNING on the southerly margin of Wheeler Avenue, at a point 188 feet east of the easterly margin of the Nolensville Road, being the northeast corner of the lot marked "Waller Lot"; thence with the easterly line of the said "Waller Lot" southwardly 73.9 feet to a post; thence south 31 degrees 10' east 144 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, northwardly 196.4 feet to the southerly margin of Wheeler Avenue; thence with said Avenue, westwardly 76.1 feet to the beginning.

Being the same property conveyed to MICHAEL W. PIERCE, JR. AND WIFE, DEBORAH S. PIERCE, by deed from JUANITA SLOAN, A MARRIED PERSON, of record in Book 8410, page 338, dated July 31, 1991, said Register's Office. Then being further conveyed to DEBORAH S. PIERCE, by Quitclaim Deed from MICHAEL WEBB PIERCE, JR., of record in Book 9116, page 820, dated September 24, 1993, said Register's Office. Then being further conveyed to DEBORAH S. BAKER, AN UNMARRIED WOMAN, by Quitclaim Deed of record as Instrument No. 20120607-0049871, dated February 24, 2012, said Register's Office. Deborah S. Baker is one and the same person as Deborah S. Pierce and Deborah S. Shepherd.

Grantor certifies that this property is not the usual place of residence of the Grantor or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is "Improved" property known as 311 Wheeler Ave., Nashville, TN 37211.

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, its heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its 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 our hands on June 10, 2015.

Grantor:

Deborah S. Baker

Deborah S. Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DEBORAH S. BAKER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2015.

Hillary Torrence
Notary Public

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 11-28-16