WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150047867 DEEDWARR
Recvd: 06/16/15 14:25 2 pgs
Fees:13.00 Taxes:1435.60
20150616-0057325

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Open Door Properties LLC		116-04-0
(NAME)	(NAME)	(MAP)
4301 Hillsboro Pike, Suite 101	New Owner	159.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Ann Z. Shapiro, an undivided 85% and Barbara L. Sutherland, an undivided 15%, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Open Door Properties LLC, a Tennessee limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the South 50 feet of Lot No. 7 and the North 25 feet of Lot No. 8, in Block "I" on the Plan of W. M. Cantrells Subdivision of record in Plat Book 332, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of Lots Nos. 7 and 8 front together 75 feet on the Easterly side of Estes Avenue and run back between parallel lines 252 feet to an alley.

Being the same property conveyed to Ann Z. Shapiro by Warranty deed from Elizabeth Ann Shapiro Silverman and Ann Zouck Shapiro, Executors of the Estate of Elizabeth Ann Scroggs Shapiro a/k/a Elizabeth A. Shapiro of record in Instrument No. 20051230-0156900 Register's Office for Davidson County, Tennessee. Being the same property conveyed to Barbara L. Sutherland, five percent undivided interest, by different Quitclaim deeds from Ann Z. Shapiro of record in Instrument No. 20071217-0144846, Instrument No. 20060105-0001638 and Instrument No. 20051230-0156901, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 712 Estes Road, Nashville, Tennessee 37215

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, their heirs and assigns forever; and we do covenant with 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 is 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.

THE SUBJECT PROPERTY HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF GRANTORS HEREIN.

Witness my/our hand(s) this 15th day of June, 2015.

Ann Z. Shapiro

Barbara L. Sutherland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ann Z. Shapiro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 15th day of June, 2015.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 7/6/2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Barbara L. Sutherland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 15th day of June, 2015.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 7/6/2015