Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1629 Westgate Circle, Suite 150
Brentwood, TN 37027

NEW OWNER:

Theodore Logan Stank
Elizabeth Grove Lamberton
712 Hart Avenue
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

Map 082 Group 08-0 Parcel 234.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0294

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150053350 DEEDWARR
Recvd: 07/02/15 09:07 2 pgs
Fees:13.00 Taxes:1183.63
20150702-0064004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars** (**$319,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **508 INVESTORS, LLC** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Theodore Logan Stank, a single man, and Elizabeth Grove Lamberton, a single woman**("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee to-wit: Being Lot No. 21 on the plan of McNish's Subdivision of the J.W. McFerren 6 1/2 acre tract, and of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description thereof.

BEING the same property conveyed to 508 Investors, LLC, a Tennessee limited liability company, by Warranty Deed from Eric Holden and wife, Angelica Holden, dated April 8, 2014, and of record in Instrument No. 20140422-0033695, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 712 Hart Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30 day of **June, 2015**.

508 INVESTORS, LLC

Jessica Brooks, Authorized Agent

Jessica Brooks, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid Jessica Brooks, 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 on behalf of, and as authorized agent, 508 Investors, LLC, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, **2015**.

MARY J. MCLAURIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

NOTARY PUBLIC

My commission expires: Nov. 6, 2017

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The actual consideration or value, whichever is greater, for this transfer is $ **319,900.00** .

AFFIANT

Sworn to and subscribed to before me this 30th day of **June, 2015**.

NOTARY PUBLIC

My commission expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018