Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150054495 DEEDWARR
Recvd: 07/07/15 09:12 2 pgs
Fees:13.00 Taxes:1600.25
20150707-0065517

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of June, 2015, by and between Jose Omar Leyva, and David Fernandez, both unmarried, party of the first part, and SR Properties, LLC, a Tennessee limited liability company , party of the second part.

WITNESS: That for and in consideration of Four Hundred Thirty-Two Thousand Five Hundred and no/100 Dollars ($432,500.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING PARTS OF UNITS 1 AND 2 OF LOT 78 B AND PARTS OF UNITS 3 AND 4 OF LOT 79 B ON THE MAP OF BATTLEFIELD ESTATES, SECTION NO. 1, AS OF RECORD IN BOOK 843, PAGES 96 AND 97, REGISTER'S OFFICE OF DAVIDSON COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A NORTHERLY MARGIN OF GALE AVENUE; THE COMMON SOUTHERLY CORNER OF UNITS 2 AND 3 OF LOT 79B; THENCE WITH THE LINE BETWEEN SAID UNITS NORTHWARDLY 171 FEET TO A POINT 100 FEET SOUTH OF THE SOUTH LINE OF LOT NUMBER 68-B; THENCE EASTWARDLY PARALLEL TO THE SOUTH LINE OF LOTS NUMBERS 68 AND 69-B, 71 FEET TO A POINT; THENCE SOUTHWARDLY 199 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF GALE AVENUE; THENCE WITH THE MARGIN OF THE SAME WESTWARDLY 71 FEET TO THE BEGINNING.

Being all or part of the same property conveyed to Jose Omar Leyva and David Fernandez by virtue of that certain Warranty Deed dated April 28, 2014, at Instrument No. 20140428-0035314 in the Register's Office of 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jose Omar Leyva by Memorie White Attorney in fact
Jose Omar Leyva, by Memorie White, Attorney In Fact

David Fernandez by Memorie White Attorney in fact
David Fernandez, by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2015, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Jose Omar Leyva and acknowledged that she executed the same as the free act and deed of the said Jose Omar Leyva.

WITNESS my hand and official seal at office this 26th day of June, 2015.

CRYSTAL SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2015, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of David Fernandez and acknowledged that she executed the same as the free act and deed of the said David Fernandez.

WITNESS my hand and official seal at office this 26th day of June, 2015.

CRYSTAL SANTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2017

Notary Public

My Commission Expires: _____

Property Owner & Address: SR Properties, LLC

Tax Parcel No 11806003500

Property Address: 906 Gale Lane
Nashville, TN 37204

MAIL TAX BILLS TO:

New owner:
SR Properties, LLC
1500 Fleetwood Dr.
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $432,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of June, 2015.

Notary Public

My Commission Expires:_____

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017