THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064329**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $695,000.00. Affiant Subscribed and sworn to before me, this 16th day of July, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150058292 DEEDWARR
Recvd: 07/17/15 10:58 2 pgs
Fees:13.00 Taxes:2571.50
20150717-0070000

SHEILA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin W. Leach and Kerry D. Leach 4309 Estes Road Nashville, TN 37215	New Owner	Tax Parcel ID No. 10408034300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **1510 16th Ave Partners, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin W. Leach and Kerry D. Leach, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 4th Ward of the City of Nashville, Davidson County, Tennessee, being part of Lot No. 41 in O.B. Hayes' Plan of Large Lots, called Rokeby, as of record in Book 21, Page 87, Register's Office for said County, Tennessee, described as follows:

Beginning on the Easterly margin of 16th Avenue South, formerly Belmont Avenue as widened, at a point 275 feet South of the Southerly margin of Horton Avenue, being the South West corner of the property conveyed to Neelie Richardson Notgrass and husband by deed from C.D. Hyde and wife, of record in Book 615, Page 4, said Register's Office; thence with the said Notgrass Southerly line, Eastwardly 144 feet, more or less, to the Westerly margin of an alley; thence with the said alley, Southwardly 55 feet; thence Westwardly 144 feet, more or less, to the Easterly margin of 16th Avenue South; thence with the same, Northwardly 55 feet to the beginning.

Such property being the same as:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing concrete monument on the Easterly right-of-way line of Sixteenth Avenue South, 70 feet in width, at a corner common with Lot 1 Jennings Property of record in Plat Book 5210, Page 129 at the Register's office for Davidson County, Tennessee;

Thence with the Easterly right-of-way line of Sixteenth Avenue South, North 10 degrees 11 minutes 30 seconds East, 56.52 feet to a chiseled "X" in a concrete drive at a corner common with the property conveyed to June McHugh and Thomas L. Gould of record in Instrument Number 20030318-0035841;

Thence leaving the Easterly right-of-way line of Sixteenth Avenue South with the Southerly property line of McHugh and Gould, South 80 degrees 26 minutes 56 seconds East, 144.50 feet to an iron rod set on the Westerly right-of way line of Alley Number 438, 16.5 feet in width (field measured);

Thence with the Westerly right-of-way line of Alley Number 438, South 09 degrees 47 minutes 20 seconds West, 58.03 feet to an existing iron rod at a corner common with said Lot 1 Jennings Property;

Thence leaving the Westerly right-of-way line of Alley Number 438 with the Northerly lot line of said Lot 1, North 79 degrees 50 minutes 48 seconds West, 144.90 feet to the point of beginning; containing 8,287 square feet or 0.190 acres more or less.

The foregoing description was taken from a survey dated January 12, 2007, revised January 23, 2007, prepared by R. Scot Cherry, Registered Land Surveyor No. 1512, whose address is Cherry Land Surveying, 622 West Iris Drive, Nashville, Tennessee 37204.

Being the same property conveyed by Special Warranty Deed from Treadway Place, LLC, a Tennessee limited liability company to 1510 16th Ave Partners, LLC, a Tennessee limited liability company, as recorded on the 24th day of March, 2014 in Instrument No. 20140324-0023901 and General Warranty Deed from Robert J. Blaylock to Treadway Place, LLC, a Tennessee limited liability company, as recorded on the 8th day of March, 2007 in Instrument No. 20070308-0029099, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Page(s) 87.

Rights of tenants, now in possession under an unrecorded lease.

Matters shown on Survey No. 214019, prepared by Donlon Land Surveying, LLC, dated February 12, 2014, and as set forth on the deed in Instrument No. 20140324-0023901.

This is improved property located at 1510 16th Avenue S. Nashville, TN 37212-2906.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of July, 2015.

1510 16th Ave Partners, LLC

By: Brian C. Adams, authorized member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian C. Adams, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is an authorized member of 1510 16th Ave Partners, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 16th day of July, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018