Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20150059568 DEEDWARR
Recvd: 07/21/15 15:21 2 pgs
Fees: 13.00 Taxes: 407.00
20150721-0071549

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

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

Notary Public
My commission expires: 3-8-16

Address of New Owner:	Send Tax Bills to:	Tax Information
Moore Development, GP 1019 Lake Colonial Dr. Arrington, TN 37014	New Owner	093-08-0-036.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Turnkey Nashville, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Moore Development, GP,** hereinafter called the Grantee(s), their 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 Lot No. 1 on the Plan of Shelby Heights, Section 2, as of record in Plat Book 2854, page 5, Register's Office for said County.

Said Lot No. 1 fronts 90.53 feet on the southeasterly side of Glenview, formerly Crutcher Street, and runs back 170.3 feet on the easterly line and 144.5 feet on the southwesterly line to a point, said lot being triangular in shape.

Being the same property conveyed to JOSEPH D. TATUM AND WIFE, MINERVA R. TATUM, by deed from B & D DEVELOPMENT COMPANY, of record in Book 2881, page 445, dated March 18, 1959, said Register's Office. The said Joseph D. Tatum having since died leaving Minerva R. Tatum as the surviving tenant by the entirety. Then the said Minerva R. Tatum having since died intestate on or about October 24, 2012, leaving Joyce Tatum Owens as the only heir at law. For further reference see Affidavit of Heirship of record as Instrument No. 20150720-0070521, said Register's Office.

Being the same property conveyed to Turnkey Nashville, LLC, a Tennessee limited liability company, by Warranty Deed from Joyce Tatum Owens, recorded on July 20, 2015, in Instrument Number 20150720-0070522, Registre's Office for Davidson County, Tennessee.

This property is improved property known as **708 Glenview Drive, Nashville, TN, 37206**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 093-08-0-036.00; (2) If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq; (3) Matters shown on the Plan of record in Plat Book 2854, page 5, said Register's Office.

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this the 15th day of July, 2015.

Turnkey Nashville, LLC, a
Tennessee limited liability company

By: _____
Christopher Milfred
Its: Member

By: _____
Adam Gleaves
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Christopher Milfred, Member of Turnkey Nashville, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at this the 15th day of July, 2015.

_____
Notary Public

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

My Commission expires: 3-8-14

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Adam Gleaves, Member of Turnkey Nashville, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at this the 15th day of July, 2015.

_____
Notary Public

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

My Commission expires: 3-8-14

FILE NO: 2015063684