WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-GW-15-1602

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURNED TO:

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Boswell's Holdings, LLC	New Owner	
(NAME)	(NAME)	**083-02-0-191.00**
1602 Doulgas Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **THOMAS HARDISON, JR. AND WILLIAM COVINGTON AND FREDDIE HARDISON AND TIMOTHY HARDISON AND DURANT HARIDSON AND NATHANIEL HARDISON BASHARI AND LARRY DARNELL COVINGTON AND RENITA HARDISON AND BRANDON HARDISON AND TOSHA HARDISON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BOSWELL'S HOLDINGS, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21-26, Brownsville Addition of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas J. Hardison et ux Mildred C. Hardison by Warranty deed from Chloe Lee Harris, a widow of record in Book 5058, page 490, Register's Office for Davidson County, Tennessee, dated August 13, 1976 and recorded on August 18, 1976. The said Mildred C. Hardison having since died, predeceasing her husband, Thomas J. Hardison. The said Thomas J. Hardison having since died intestate on November 25, 2014 leaving Thomas Hardison, Jr., William Covington, Freddie Hardison, Timothy Hardison, Durant Hardison, Nathaniel Hardison Bashari, Larry Darnell Covington, Renita Hardison, Brandon Hardison and Tosha Hardison as his heirs at law as evidenced by the Affidavits of Heirship recorded simultaneously herewith in Instrument No 20150724-0072753 and 20150724-0072754, Register's Office for Davidson County, Tennessee. Tosha Hardison and Natashia Tierra Brasher are one in the same person. Renita Hardison and Renita Hudspeth are one in the same person. Said property has never been the primary marital residence for the within named Grantors.

This conveyance is subject to:

- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 91, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1602 Doulgas Ave, Nashville, Tennessee 37206**.

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, 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 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.

BILL GARRETT, Davidson County
Trans:T20150060699 DEEDWARR
Recvd: 07/24/15 10:13 4 pgs
Fees:23.00 Taxes:662.30
20150724-0072755

Witness my/our hand(s) this the 16th DAY OF JULY, 2015.

Thomas Hardison, Jr. by John Gleaves,
Attorney in Fact

William Covington

Freddie Hardison

Timothy ~~Haridson~~ HARDISON

Durant Haridson

Nathaniel Hardison Bashari by John Gleaves,
Attorney in Fact

Larry Darnell Covington by John Gleaves,
Attorney in Fact

Renita Hardison

Brandon Hardison

Tosha Hardison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas Hardison, Jr., and who acknowledged he/she/they executed the same as the free act and deed of the said Thomas Hardison, Jr.

Witness my hand and official seal, this the 16th of July, 2015.

C. Loy Carney
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM COVINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of July, 2015.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDDIE HARDISON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of July, 2015.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY HARDISON ~~HARIDSON~~, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of July, 2015.

C. Loy Carney
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DURANT HARIDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of July, 2015.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

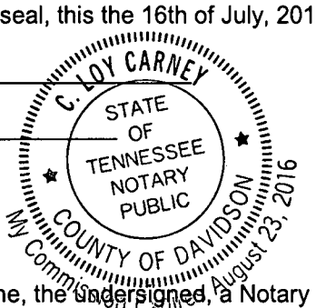
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nathaniel Hardison Bashari., and who acknowledged he/she/they executed the same as the free act and deed of the said Nathaniel Hardison Bashari.

Witness my hand and official seal, this the 16th of July, 2015.

C. Loy Carney

Notary Public
My Commission Expires: _____
(SEAL)



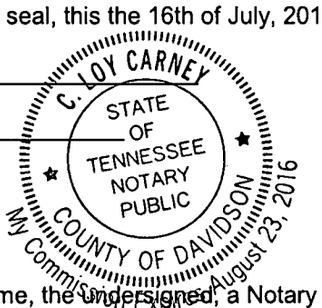
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Larry Darnell Covington, and who acknowledged he/she/they executed the same as the free act and deed of the said Larry Darnell Covington.

Witness my hand and official seal, this the 16th of July, 2015.

C. Loy Carney

Notary Public
My Commission Expires: _____
(SEAL)

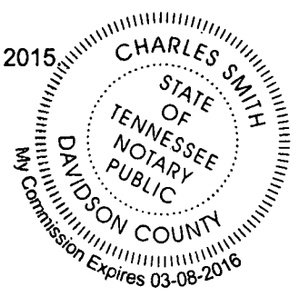


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RENITA HARDISON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of July, 2015.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)



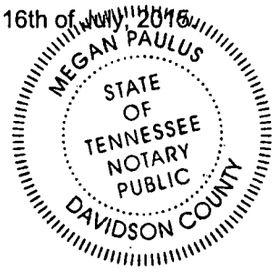
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON HARDISON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of July, 2015.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOSHA HARDISON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of July, 2015.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

