NEW OWNER:

1708 Graybar, LLC
4231 Old Arno Road
Franklin, TN 37064

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 15-0723

Map 117 Group 11-0 Parcel 041.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20150062268 DEEDWARR
Recvd: 07/29/15 11:29 3 pgs
Fees: 18.00 Taxes: 1720.50
20150729-0074712

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Sixty-Five Thousand and 00/100 Dollars** ($**465,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **VINTAGE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **1708 GRAYBAR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantee"), its 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, being Lot 118 on the Boundary Survey of Lot Nos. 118 and 119, on the Map of Noel's Subdivision of Watkins Grove, of record in Instrument No. 20150604-0052537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to Vintage South, LLC, a Tennessee limited liability company, by Quitclaim Deed from Vintage South, LLC, a Tennessee limited liability company, dated May 31, 2015, and of record as Instrument No. 20150421-0035471, Register's Office for Davidson County, Tennessee. See also Deed of record as Instrument No. 20150421-0035470, said Register's Office.

This is IMPROVED property known as 1708A Graybar Lane, Nashville, Tennessee 37215.

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

GRANTOR covenants with said Grantee 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 **16th** day of **July, 2015**.

VINTAGE SOUTH, LLC

Nathan Lyons, Chief Manager

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, NATHAN LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the CHIEF MANAGER of VINTAGE SOUTH, LLC, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this **16th** day of **July, 2015**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **465,000.00** .

AFFIANT

Sworn to and subscribed to before me this **16th** day of **July, 2015**.

NOTARY PUBLIC

My commission expires: 06/03/19

