THIS INSTRUMENT PREPARED BY: **W. Lee Corbett, P.C.** **CORBETTCROCKETT** Suite 1050 American Center 3100 West End Avenue Nashville, Tennessee 37203 (615) 383-0500	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00. **AFFIANT** Subscribed and sworn to before me, this 14 day of August, 2015. Notary Public My Commission Expires

ASHLEY CROSBY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Dano Family Investment Services Trust 2811 Oakland Avenue Nashville, Tennessee 37212	SAME	Parcel ID: 082-14-0-008.00 082-14-0-009.00

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Lester and Claudette Melton (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Kimberly R. Dano, Trustee, and her successors in Trust, of the Dano Family Investment Services Trust u/a/d May 8, 2015 (the "Grantee"), its successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantors covenant with the Grantee that the Grantors are lawfully seized and possessed of the said Property in fee simple; that the Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

Taxes for the year 2015; a lien, but not yet due or payable.

BILL GARRETT, Davidson County
Trans:T20150068894 DEEDWARR
Recvd: 08/17/15 11:18 4 pgs
Fees:23.00 Taxes:3792.50
20150817-0082310

This is improved property commonly known as 717 & 719 3rd Avenue North, Nashville, Davidson County, Tennessee.

The Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 14th day of August, 2015.

Lester Melton

Claudette Melton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ashley Crosby, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lester Melton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand at office this the 14 day of August, 2015.

Notary Public

My Commission Expires:

ASHLEY CROSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ashley Crosby, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Claudette Melton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand at office this the 14 day of August, 2015.

Ashley Crosby
Notary Public

My Commission Expires:

ASHLEY CROSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
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EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being part of Lot No. 31 on the original plan of Nashville, not of record, and described as follows:

Beginning at the southwest intersection of 3rd Avenue North, and Harrison Street; thence with the margin of said avenue, southerly 70 feet to a point; thence westerly 108 feet to a point; thence northerly 70 feet to a point in the southerly margin of Harrison Street; thence with the margin of the same, easterly 108 feet to the point of beginning.

Being the same property a one-third undivided in which was conveyed to Equitable Trust Company, as successor trustee of the Templeton Trust by Quitclaim Deed of record in Book 9848, Page 498, Register's Office for Davidson County, Tennessee, being the same property a one-sixth undivided interest in which was conveyed to Equitable Trust Company, as successor trustee of the Evers Trust No. 1, by Quitclaim Deed of record in Instrument No. 20021122-0145716, Register's Office for said County, and being the same property a one-sixth undivided interest in which was conveyed to Equitable Trust Company as successor trustee of Evers Trust No. 2, by Quitclaim Deed of record in Book 9957, Page 5, said Register's Office and being the same property a one-third undivided interest in which was conveyed to Charles K. Evers by Quitclaim Deed of record in Book 8286, Page 54 said Register's Office.

And being the same property conveyed to Lester H. Melton and wife, Claudette Melton by Special Warranty Deed of record as instrument number 20050610-0066646, in the Register's Office for Davidson County, Tennessee.