BILL GARRETT, Davidson County
Trans:T20150074513 DEEDWARR
Recvd: 09/01/15 15:05 2 pgs
Fees:13.00 Taxes:340.40
20150901-0088888

FROM: Renee Y. Somers

TO: 2507 Scovel Street, LLC

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
2507 Scovel Street, LLC 102 Woodmont Boulevard, Suite 244 Nashville, Tennessee 37205	(Same)	Map 92-2 Parcel 287

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, J. Steven Kirkham, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $92,000.00.

Affiant

Subscribed and sworn to before me, this the 31 day of August, 2015.

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Expires: 5/6/19

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Renee Y. Somers, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto 2507 Scovel Street, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot Number 34 on the Map of E. T. Holman's Subdivision of Lot Numbers 41, 42 and 43 in Boyd McNairy's Plan, as of record in Book 161, page 2, Register's Office for said County. According to said plan, said Lot Number 34 fronts 50 feet on the south side of Scovel, formerly Madison Street and runs back between parallel lines 143 feet, more or less, to a 30 foot street, called Beasley Street. The plan of Mrs. E. S. Clark's Subdivision, of record in Book 332, page 27, said

Register's Office, shows said Lot running back 143 feet to a 15 foot alley.

Being the same property conveyed to Renee Y. Somers, by deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., of record as Instrument No. 20020816-0099626, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2015 Metro Nashville Davidson County Taxes, which have been prorated.

This is improved property known as 2413 Scovel Street, Nashville, Tennessee 37208.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 31st day of August, 2015.

Renee Y. Somers

Renee Y Somers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Renee Y. Somers, the bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of August, 2015.

Jeanette L. Ramer

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

4815-5373-8788.1