This Instrument Prepared By:

Marshall L. Hix, Esq.
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2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20150075476 DEEDWARR
Recvd: 09/03/15 15:33 4 pgs
Fees:23.00 Taxes:1544.75
20150903-0090137

Address New Owner	Send Tax Bills To:	Map & Parcel No.:
Tennessee Association for Justice **629 Woodland Street** **Nashville, Tennessee 37206**	**Same**	**082-16-0 047.00**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **631 Woodland Holding Company, LLC**, a Tennessee limited liability company (herein referred to as "Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **Tennessee Association for Justice,** a Tennessee nonprofit corporation (herein referred to as "Grantee"), its successors and assigns forever, the following described tract or parcel of land (the "Property") located in Nashville, Davidson County, Tennessee, to-wit:

Tract I:

Being the western half of Lot 17 and the eastern 10 feet of Lot 18 in Henry Blood's Addition to Edgefield, a plan of which is of record in Plat Book 21, page 5, Register's Office for Davidson County, Tennessee.

Said parts of Lots 17 and 18 front together 35 feet on the northerly side of Woodland Street in Nashville, Tennessee, and extend back between parallel lines 170 feet to an alley.

Tract II:

Being the eastern 15 feet of the western 40 feet of Lot 18 in Henry Blood's Addition to Edgefield, now East Nashville, Tennessee, a plan of which is of record in Plat Book 21, page 5, Register's Office for Davidson. County, Tennessee.

Said property fronts 15 feet on the northerly side of Woodland Street in Nashville, Tennessee, and runs back northerly between parallel lines 170 feet to an alley.

Being the same property conveyed to 631 Woodland Holding Company, LLC by Quitclaim Deed from Phillip H. Miller dated May 18, 2011, and recorded May 19, 2011, at 14:44 as Instrument No. 20110519-0038443, Register's Office for Davidson County, Tennessee.

This is improved property known as 629 Woodland Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the Property together with all the improvements thereon, rights associated therewith, and the appurtenances thereunto belonging unto Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that it is lawfully seized and possessed of the Property, that it has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as to the following:

- 2015 Davidson County property taxes for Map 082-16-0 Parcel 047.00 are a lien, but not yet due and payable and which have been prorated between Grantor and Grantee.
- All matters as shown on the plan of Henry Blood's Addition to Edgefield dated April 24, 1855, and recorded May 4, 1855, in Plat Book 21, page 5, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS with the Grantee and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this the 3rd day of September, 2015.

GRANTOR:

631 WOODLAND HOLDING COMPANY, LLC,
a Tennessee limited liability company

By: _____
Phillip H. Miller
Title: Sole Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Phillip H. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the sole Member of **631 Woodland Holding Company, LLC**, a Tennessee limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 3rd day of September, 2015.

_____
Notary Public

My Commission Expires:
8/23/2016

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $417,500.00.

AFFIANT

Subscribed and sworn to before me, this 3rd day of September, 2015.

NOTARY PUBLIC

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

61390959.1

My Commission Expires August 23, 2016