BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150081080 DEEDWARR
Recvd: 09/23/15 14:03 2 pgs
Fees:13.00 Taxes:462.50
20150923-0096789

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: $125,000.00

Affiant

Subscribed and sworn to before me this 21 day of September, 2015

NOTARY PUBLIC OF TENNESSEE MONTGOMERY COUNTY, TENN.

Notary Public
My Commission expires: NOV. 3, 2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
2622 Pennington, LLC	SAME	072-15-0-019.00
2517 Eugenia Avenue, Ste 202		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Southwest Realty Investment, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **2622 Pennington, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of the easterly part of Lot 3 on the Map showing the Subdivision of certain lots in Belle Forest Subdivision, as of record in Book 547, Page 33, Register's Office for Davidson County, Tennessee, and being also known as Parcel or Tract No. 3 on the unrecorded plan showing certain parcels on Pennington Avenue owned by Sam Seligman et al, and described as follows:

Beginning at a point in the westerly margin of Pennington Avenue at the northeast corner of Lot 3 of the Belle Forest Subdivision of record in Book 547, Page 33, said Register's Office; thence with the line between Lots 2 and 3 on said Plan, westerly 179.5 feet to a point; thence southerly 50 feet to a corner of parcel 4 on said unrecorded Subdivision; thence with the line between Lots 3 and 4, easterly 179.5 feet to a point in the westerly margin of Pennington Avenue; thence with the margin of Pennington Avenue; thence with the margin of the same northerly 50 feet to the point of beginning.

Being the same property conveyed to Brian Gainous by Final Decree Confirming Sale from the Metropolitan Government of Nashville of record in Instrument Number 20050309-0026395, Register's Office for Davidson County, Tennessee. Further conveyed to Daryl Adler form Brian Gainous by QuitClaim Deed on November 1, 2007, of record in Instrument Number 20071101-0128873, Register's Office for Davidson County, Tennessee. Further conveyed to Southwest Realty Investment, Inc. from Daryl Adler by QuitClaim Deed on November 2, 2007, of record in Instrument Number 20071106-0130729, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 33, Register's Office Davidson County, Tennessee.
- Easement of record in Book 4139, Page 342, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2622-B Pennington Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 our hands this September 21, 2015.

Southwest Realty Investment, Inc.

D. Lynn Brewer

By D. Lynn Brewer, Secretary

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ SUMNER

On this 21st day of September, 2015, before me, appeared D. Lynn Brewer, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Secretary of Southwest Realty Investement, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said D. Lynn Brewer acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Michael W Grubbs

NOTARY PUBLIC

My Commission Expires:

3-7-2017

MICHAEL W. GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.