This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

Davidson County DEEDWARR
Recvd: 10/23/15 14:51 2 pgs
Fees:13.00 Taxes:555.00
20151023-0108183

SEND TAX BILL TO:
NEW OWNER:
Dream House LLC
P O Box 111673
Nashville, TN 37222

MORTGAGEE:
Pinnacle Bank
150 Third Avenue S., Ste 900
Nashville, TN 37201

MAP 119-5-70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) 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, **Nancy N. Ivancic and husband, Donald J. Ivancic** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Dream House, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:
Being Lot 11 and the westerly 28 feet of Lot 12, Map of W.F. Davis Subdivision of Block No. 22 Cumberland Nurseries Plan as recorded in Book 332, page 25, Register's Office, Davidson County, Tennessee.

Said Lot No. 11 and said westerly 28 feet of said Lot No. 12 front together 106 feet on the north side of Elberta Street, and extend back between parallel lines 238 feet to a dead line.

Being the same property conveyed to Nancy N. Ivancic and husband, Donald J. Ivancic, as tenants by the entirety, by deed dated June 24, 1994, from Jennie Lee Hale Kelley, unmarried, of record in Book 9389, page 761 Register's Office, Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all of those facts, conditions and limitations, all covenants, subdivision restrictions, easements and other matters of record in Plat Book 332, page 25, said Register's Office.

This is improved property known as 222 Elberta St., Nashville, Tennessee 37210.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and 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 our hands this the 22nd day of October, 2015.

Nancy N. Ivancic

Nancy N. Ivancic

Donald J. Ivancic

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nancy N. Ivancic and husband, Donald J. Ivancic**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of October, 2015.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of October, 2015.

NOTARY PUBLIC
My Commission Expires:

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016

CERTIFICATION
I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF Davidson
On this 23 day of October, 2015 personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of the electronic document is true and correct and whose signature I have witnessed.

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016

CERTIFICATION
I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.