WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Commission Expires August 23, 2016

R-VRES-15-1906

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fair Lane Properties, LLC	**Same as New Owner**	
(NAME)	(NAME)	**105-10-0-032.00**
115 Penn Warren Drive, Suite 300, #162		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ALANA HAMILTON, UNMARRIED AND GLORIA D. E. DAVIS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FAIR LANE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 200 feet of Lot No. 6 on the Plan of Waverly Place of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee, according to a survey prepared by Bare, Waggoner, Sumner & Cannon, Engineers, dated December 12, 1974.

Beginning on the easterly margin of Beech Avenue at an iron pin located 600 feet South of the Argyle Avenue; thence South 81 degrees 06 minutes east, 174.6 feet to an iron pin in the west margin of Alley No. 661; thence with said margin South 8 degrees 00 minutes West, 50.00 feet to an iron pin; thence North 81 degrees 06 minutes, 173.00 feet to an iron pin in the easterly margin of Beech Avenue; thence North 6 degrees 06 minutes East, 50.00 feet to the point of the beginning.

Being the same property conveyed to Donald E. Davis and wife, Gloria D.E. Davis by Quitclaim deed from Alana Fay Hamilton of record in Instrument No. 20080624-0064990 Register's Office for Davidson County, Tennessee, dated June 21, 2008 and recorded on June 24, 2008.

Being the same property conveyed to Alana Hamilton, not married by Quitclaim deed from Donald E. Davis, married of record in Instrument No. 20150302-0017907 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 2, 2015.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- All matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1906 Beech Avenue, Nashville, Tennessee 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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.

BILL GARRETT, Davidson County
Trans:T20150093716 DEEDWARR
Recvd: 11/03/15 12:55 2 pgs
Fees:13.00 Taxes:925.00
20151103-0111997

Witness my/our hand(s) this the 30th DAY OF OCTOBER, 2015.

Alana Hamilton

Alana Hamilton

Gloria D. E. Davis by Alana Hamilton as Attorney in Fact

Gloria D. E. Davis by Alana Hamilton as Attorney in Fact

Donald E. Davis, spouse of Gloria D. E. Davis, hereby joins in this conveyance and does transfer and convey any and all marital interest Donald E. Davis may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALANA HAMILTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2015.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALANA HAMILTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GLORIA D. E. DAVIS, and who acknowledged he/she/they executed the same as the free act and deed of the said GLORIA D. E. DAVIS.

Witness my hand and official seal, this the 30th of October, 2015.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD E. DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2015.

C. Loy Carney

Notary Public
My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212