(3)

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27774-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
531 ABA LLC 179 Belle Forest Cir. Ste. 302 Nashville, Tennessee 37221	New Owner	091-12-0-217-00

BILL GARRETT, Davidson County
Trans:T20150095186 DEEDWARR
Recvd: 11/09/15 10:17 4 pgs
Fees:23.00 Taxes:388.50
20151109-0113682

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 of which is hereby acknowledged, the undersigned, **Herbert Williams, Executor of the Estate of Irvin B. Oten Jr, and Irvin B. Oten, III, Michael E. Johnson, and Gerald Oten, devisees under the Last Will and Testament of Irvin B. Oten, Jr. which was admitted to probate under Case No. 14P-2061 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division** , (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **531 ABA LLC, a Tennessee limited liability company**, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Enoch Harwell Subdivision of part of Lot No. 12, Clifton Plan, of record in Book 161, Page 39, Register's Office for Davidson County, Tennessee, and being further described as follows:

SAID Lot No. 2 fronts 40 feet on the southerly side of Indiana Avenue and extends back between parallel lines 150 feet, more or less, to an alley.

BEING all of the same property conveyed to Hurel Williams and Hart Williams by Warranty Deed dated March 2, 1970, from Louis Komisar and wife, Bobbye Komisar, of record in Book 4401, Page 856, Register's Office for Davidson County, Tennessee. The said Hart Williams died August 11, 1993, leaving Hurel Williams as his sole heir at law (see Affidavits of Heirship recorded in Book 9681, Page 415, and as Instrument No. 20150923-0096543 said Register's Office). The said Hurel Williams further conveyed the property to Irvin B. Oten by Quitclaim Deeds dated January 6, 1994 of record in Book 9214, Page 623, said Register's Office and dated May 25, 1995 of record in Book 9681, Page 416, said Register's Office. The said Irvin B. Oten died on December 11, 2014 leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davison County, Probate Division under Case No. 14P-2061. Pursuant to said Will, the property was devised to Irvin B. Oten, III, Gerald Oten and Michael E. Johnson. The said Irvin B. Oten being one and the same person as Irvin B. Oten Jr.

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 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 the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 30th day of October, 2015.

Herbert Williams, Executor of the Estate of Irvin B. Oten, Jr.

Irvin B. Oten, III

Michael E. Johnson, by Irvin B. Oten, III, attorney-in-fact

Gerald Oten, by Irvin B. Oten, III, attorney-in-fact

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Herbert Williams and Irvin B. Oten, III, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained. Irvin B. Oten, III further acknowledged himself to be the Attorney-In-Fact for Michael E. Johnson and Gerald Oten, and that he, as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Michael E. Johnson and Gerald Oten by signing the names of Michael E. Johnson and Gerald Oten by himself as Attorney-In-Fact.

WITNESS my hand, at office this 30th day of October, 2015.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OFDAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me this
30th day of October, 2015.

Notary Public
My Commission Expires: Sept. 11th, 2017

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2016, and all subsequent years' real property taxes.

2. Matters shown on the Plan of record in Book 161, Page 39, Register's Office for Davidson County, Tennessee.