(1)

BILL GARRETT, Davidson County
Trans:T20150095204 DEEDWARR
Recvd: 11/09/15 10:26 2 pgs
Fees:13.00 Taxes:4532.50
20151109-0113704

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is $1,225,000.00. Affiant Subscribed and sworn to before me, this 2nd day of November, 2015. Notary Public My Commission Expires: 03-07-17

MARGUERITE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows: 531 ABA, LLC 179 Bell Forest Cr. Ste 302 Nashville, TN 37221	Send Tax Bills To: New Owner	Map-Parcel Number: 091-12-0-280.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH G. TAYLOR FAMILY LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **531 ABA , LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 18 &19, as shown on the map entitled the Subdivision of Lot No. 2, Clifton Place, of record in Book 161, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property conveyed to the State of Tennessee by deed of record in Book 3937, page 447, and by decree of record in Instrument No. 20041210-0147441, said Register's Office.

Being the same property conveyed to Joseph G. Taylor Family LLC, by substitute trustee's deed from Ronald H. Bice, Jr., as Substitute Trustee, of record in Instrument No.

20091013-0094822, dated October 12, 2009, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes have been paid by the Grantor. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay all future taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 161, Page 32, said Register's Office.

3. Easement for ingress and egress as set forth in Book 3937, Page 447, and in Instrument No. 20041210-0147441, said Register's Office.

4. Lack of direct access to and from controlled access highway I40.

5. Rights of parties in possession under any unrecorded leases.

This is improved property known as: **3902 Alabama Ave, Nashville, TN 37209**.

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 Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 2nd day of November, 2015.

Joseph G. Taylor Family LLC,
a Tennessee limited liability company

BY: _____
Joseph Taylor, Managing Partner

STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, the undersigned, of the state and county aforesaid, personally appeared Joseph G. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of Joseph G. Taylor Family, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Partner executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as such Managing Partner.

Witness my hand and official seal this 2nd day of November, 2015.

_____
Notary Public

My Commission Expires: 06/20/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016