THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

Davidson County DEEDWARR
Recvd: 11/17/15 15:29 3 pgs
Fees:18.00 Taxes:758.50
20151117-0116715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $205,000.00

Lawrence Pillow
Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Subscribed and sworn to before me this the 10th day of November, 2015.

Notary Public

My Commission Expires: 7-24-2019

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Adeel & Sams Rentals LLC P. O. Box 4019 Brentwood, TN 37024	New Owner-Same	081-07-0; 270.00 & 272.00

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 consideration the receipt of which is hereby acknowledged, **we, Lawrence Pillow, Fredrick L. Pillow and Gregory K. Pillow, Sr., individually, and as all of the heirs at law of Robert J. Pillow, deceased, and as all of the beneficiaries under the terms of the Last Will of Emma J. Pillow, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Adeel & Sams Rentals 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:

Tract 1:

Being Lot No. 17 and the northerly 16-2/3 feet of Lot No. 15 on the Map of Nenees Subdivision of Lot No. 8 of the Thomas Woodard Property, as of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 and portion of Lot No.15, front together 66-2/3 feet on the easterly side of the 15th Avenue North, formerly Hutchison Avenue and runs back 119.1 feet, more or less, on the northerly line, and 116.4 feet, more or less, on southerly line to an alley in the rear.

As to Tract 1, being the same property conveyed to Robert J. Pillow, Emma J. Pillow, Lawrence Pillow, Gregory K. Pillow and Fredrick L. Pillow, as tenants in common, by deeds of record in Book 4769, Page 751; Book 6096, page 650; Book 7609, Page 927; and Book 7611, Page 726 Register's Office for Davidson County, Tennessee. The said Robert J. Pillow having died intestate on March 17, 2006, survived by his wife, Emma J. Pillow and their three sons, the Grantors above and as further set forth on the Affidavit of Heirship of record in Instrument No. 20150715-0068869, said Register's Office, setting forth all of his heirs at law. Emma J. Pillow, unmarried, having died testate on February 7, 2015, and her last will dated August 4, 2006, was duly admitted to probate as solvent estate for administration in the Seventh Circuit Court for Davidson County, TN, No. 15P-876, wherein letters testamentary were issued unto Lawrence Pillow, and the equal residuary beneficiaries are her three sons, and being the Grantors above.

Tract 2:

Being Lot No. 19 on the Map Menees' Subdivision of Lot No. 8 of the Thomas Woodard Property as of record in Book 161, Page 44, Register's Office, for said County.

Said Lot No. 19 fronts 50 feet on the easterly side of 15th Avenue North, formerly Hutchison Street, or Avenue, and runs back between parallel lines 120.4 feet on the north line and 119.1 feet on south line to an alley.

As to Tract 2, being the same property conveyed to Robert J. Pillow and wife, Emma J. Pillow by deed from E. C. Brewer and wife, Clara B.Brewer, of record in Book 3793, Page 114, Register's Office for Davidson County, Tennessee. The said Robert J. Pillow having died on March 17, 2006, survived by his wife, the said Emma J. Pillow. Emma J. Pillow having died on February 7, 2015, and her testate Estate having been administered as set forth above.

These tracts are not the principal place of residence of the grantors.

These are the same legal descriptions as set forth in the previous deeds of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

This is improved property known as 1816 A&B 15th Avenue North and 1820 15th Avenue North, Nashville, TN 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns, forever; and we do covenant with the said GRANTEE 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, except as set forth above, 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, its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 10th day of November, 2015.

Lawrence Pillow
LAWRENCE PILLOW,
Individually and joining in as Executor

Fredrick L Pillow
FREDRICK L. PILLOW

Gregory K Pillow
GREGORY K. PILLOW, SR.

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Lawrence Pillow (individually and in his capacity as Executor of the Estate of Emma J. Pillow, deceased), Fredrick L. Pillow, and Gregory K. Pillow, Sr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at NashvilleTennessee, this 10th day of November 2015.

NOTARY PUBLIC

My Commission Expires: 7-24-2019

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TEN

True Copy Certification

I, April G Nichols, do hereby make oath that I am a licensed attorney and/or 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.

April G Nichols
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Destiny S. Holmes a notary public for this county and state, APRIL G. NICHOLS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Destiny S Holmes
Notary's Signature

My Commission Expires: 07.02.2018
Notary' Seal (if on paper)

