WARRANTY DEED

File #2015-48

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $303,000.00.

Affiant

Subscribed and sworn to before me on December 17, 2015.

NOTARY PUBLIC
My Commission Expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Stephanie A. Roth 127 Berry Street Nashville, TN 37207	Guaranteed Rate, Inc. 3940 N Ravenwood Ave. Chicago, IL 60613	082-07-0D-001.00-CO

FOR AND IN CONSIDERATION 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, **EAST NASHVILLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **STEPHANIE A. ROTH, AN UNMARRIED WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land being located in Davidson County, Tennessee, being Unit A of record in the Declaration of 600 North 2nd Street Townhomes, of record in Instrument No. 20151030-0110604, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to YARBORO RUSSELL EDUCATION TRUST, by deed from JOE SPICER AND JUANITA SPICER, HUSBAND AND WIFE, of record in Instrument No. 20141223-0117149, dated December 17, 2014, said Register's Office. Being further conveyed to EAST NASHVILLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by Quitclaim Deed from RUDY TITLE & ESCROW, LLC TRUSTEE OF THE YARBORO RUSSELL EDUCATION TRUST, of record in Instrument No. 20150717-0069969, dated July 13, 2015, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 127 Berry Street, Nashville, TN 37207.

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, her heirs 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 the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land

BILL GARRETT, Davidson County
Trans:T20150107985 DEEDWARR
Recvd: 12/22/15 11:00 2 pgs
Fees:13.00 Taxes:1121.10
20151222-0128573

to the said GRANTEE, her 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.

WITNESS our hands on December 17, 2015.

Grantor:

East Nashville Holdings, LLC,
a Delaware limited liability company

By: _____
C. Tucker Herndon, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **C. Tucker Herndon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of **East Nashville Holdings, LLC,** the within named bargainor, a Delaware limited liability company, and that such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as Authorized Signatory.

Witness my hand, at office, this 17 day of December, 2015.

_____
Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY