THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126109** BILL GARRETT, Davidson County Trans:T20150109212 DEEDWARR Recvd: 12/28/15 15:03 2 pgs Fees:13.00 Taxes:962.00 20151228-0130181	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. McKenzie Teasley Affiant Subscribed and sworn to before me, this 18th day of December, 2015. Notary Public My Commission Expires: 09-11-2017 SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Brontes Capital, LLC 1710 Monarch Oaks St. Houston, TX 77055	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 07213043300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brontes Capital, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 27 on the Plan of John W. Love's Subdivision of Greenwood, which is of record in Plat Book 332, Page 4, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Spicer and Juanita Spicer, Husband and Wife by Warranty Deed from Michael G. Smith and wife, Nichelle Y. Smith, recorded on the 15th day of June, 2015 in Instrument No. 20150615-0056772, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JOHN W. LOVE'S SUBDIVISION OF GREENWOOD, as recorded in Plat Book 332, Page(s) 4.

This is improved property located at 1304 DOUGLAS AVE Nashville, TN 37206-2305.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of December, 2015.

Joseph Spicer

Juanita Spicer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Spicer and Juanita Spicer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2015.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017