ADDRESS NEW OWNER:
Restoration Properties & Enterprises LLC

1038 Meadowview Dr.

Gallatin TN 37066

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
08116020100

BILL GARRETT, Davidson County
Trans:T20160021894 DEEDWARR
Recvd: 03/17/16 11:05 2 pgs
Fees:13.00 Taxes:629.00
20160317-0025355

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Steven R. Griffith** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Restoration Properties & Enterprises LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 78 on the Plan of McGavock's Wetmore and Other's First Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 50 feet on the southerly side of Monroe Street, formerly Ophelia Avenue, and runs back between parallel lines 157 feet.

Being the same property conveyed to Steven R. Griffith from Harold O. Bernard and Harold O. Bernard d/b/a AT THE VILLAGE by Quitclaim Deed recorded in Instrument No. 20131227-0130478, said Register's Office. See also Quitclaim Deed recorded in Instrument No. 20140508-0039434, said Register's Office.

This is property with a common address of **1009 Monroe Street, Nashville, TN 37208**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years.(2) All matters appearing on the Plan of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.(3) Any and all restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors 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 herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of March, 2016.

Steven R. Griffith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Steven R. Griffith,** with whom I am personally acquainted, or who 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 official seal at office this **16th** day of **March 2016.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1603-041

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $170,000.00

Affiant

Subscribed and sworn before me this 16th day of March, 2016.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017