THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026591**	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 to before me, this 16th day of March, ~~2016~~. Notary Public My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

WARRANTY DEED

Address New Owner: 615 Investments, LLC 1212 LAUREL ST, #613 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-11-0C-013.00-CO

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, **Emily A. Beals n/k/a Emily Beals Moshopoulos** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **615 Investments, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building "C", Unit No. 301, as shown on the map entitled Resubdivision of Lot 1 of Phase IV, Villages of Brentwood Plan, of record in Plat Book 6900, page 471, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EMILY A. BEALS, A SINGLE WOMAN, by deed from KAREN S. KHOSRAVIAN, A SINGLE WOMAN, of record in Instrument No. 20070108-0002673 , dated December 28, 2006 , said Register's Office.

Said property was never the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 161-11-0C-013.00-CO.\

Matters shown on the Plan of record in Plat Book 6900, page 471, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7231, page 789, said Register's Office.

This is improved property located at 334 Yorkshire Circle Nashville TN 37211

BILL GARRETT, Davidson County
Trans:T20160022077 DEEDWARR
Recvd: 03/17/16 15:43 2 pgs
Fees:13.00 Taxes:503.20
20160317-0025556

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 16th day of March, 2016.

Emily A. Beals n/k/a Emily Beals Moshopoulos

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily A. Beals n/k/a Emily Beals Moshopoulos, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018