This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL NO.: 08116032700

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Khalia Turner
P.O. Box 2120
Antioch, TN 37011

SEND TAX BILLS TO:
same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **ARETE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **KHALIA TURNER, UNMARRIED**, "Grantee", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 39 on the Plan of McGavock's Plan of Lots, as of record in Book 21, page 41, of the Register's Office of Davidson County, Tennessee, described as follows:

Beginning at the southeasterly corner of Scovel Street and 14th Avenue North; thence along the south margin of the property condemned by the State of Tennessee in the 6th Circuit Court of Davidson County, Tennessee, copy recorded in Book 4282, Page 323, south 76 degrees 48 minutes 45 seconds east 68.11 feet to a point in the line between Lots 39 and 40; thence southerly with the line of said lots, 70.83 feet to a point; thence leaving said line, south 73 degrees 04 minutes 28 seconds west 34 feet to a point; thence southerly 45 feet to a point in the northerly margin of an alley; thence westerly with the alley 25 feet to the northeasterly corner of said alley and 14th Avenue North; Thence along the margin of said Avenue, north 16 degrees 47 minutes 15 seconds West 150 feet to the point of beginning.

BEING the same property conveyed to Arete, LLC, by Warranty Deed from Leroy Cox and wife, Rose Cox, dated March 4, 2016, appearing of record in Instrument No. 20160314-0024091, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Book 21, page 41, of the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1219 Scovel Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans: T20160024385 DEEDWARR
Recvd: 03/28/16 09:40 2 pgs
Fees: 13.00 Taxes: 222.00
20160328-0028403

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

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 24th day of March, 2016.

Arete, LLC

BY: _____
Frank Verdun, Member

STATE OF Colorado)
)
COUNTY OF Denver)

Before me, the undersigned authority, a Notary Public in for said County and State, personally appeared **Frank Verdun**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be a **Member of Arete, LLC, a Tennessee Limited Liability Company**, and that he as such **Member**, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as **Member**.

WITNESS MY HAND AND OFFICIAL SEAL at office in Denver, Colorado, this the 24TH day of March, 2016.

_____
NOTARY PUBLIC
My Commission Expires: 08/24/2019

HANNAH R ISRAEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154033396
MY COMMISSION EXPIRES AUGUST 24, 2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$60,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 25th day of March, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY