Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
RWA/VINTAGE LLC 329 54th Ave N Nashville, TN 37209	Same as New Owner	Map:72-06 Parcel:138.00
This instrument prepared by: Thomas C. Scott, Esquire, Tune, Entrekin & White, P.C 315 Deaderick Street, Suite 1700, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Jeff L. Mabry and wife, Cathy L. Mabry** ("Grantor") have bargained and sold, and hereby transfer and convey to **RWA/VINTAGE LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Corrected Plat of E. J. Childers' Subdivision of the J. H. Ambrose Tract, as of record in Book 332, Page 134, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at the southwest corner of Elvira Avenue and Gallatin Road; thence with the westerly margin of said Road, southwardly 25 feet to the northeast corner of the property conveyed to Joe H. Rowland by deed from R. F. Chrisman, et al, of record in Book 1092, Page 224, said Register's Office; thence with said Rowland's northerly line westwardly 87.9 feet; thence northwardly 22 1/2 feet to the southerly margin of Elvira Avenue; thence with said Avenue eastwardly 100 feet to the beginning.

Being the same property conveyed to JEFF L. MABRY AND WIFE, CATHY L. MABRY by deed from ESTATE OF TREVA D. ROBINSON, ALSO KNOWN AS TREVA VIOLA ROBINSON of record in Instrument No. 20011004-0108214, dated October 4, 2001, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, all matters contained in that Plan of record in Book 332, page 134, Register's Office for Davidson, Tennessee; Taxes for the year 2016, a lien not yet due and payable, said 2016 Taxes have been prorated at the date of the conveyance and assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, [his/hers/their/its] [heirs and assigns] [successors and assigns], against the lawful claims of all persons.

This is improved property, known as 3123 Gallatin Pike, Nashville, TN 37216.

BILL GARRETT, Davidson County
Trans:T20160025688 DEEDWARR
Recvd: 03/30/16 14:03 2 pgs
Fees:13.00 Taxes:721.50
20160330-0030091

EXECUTED this 29th day of March, 2016.

Jeff L. Mabry

Cathy L. Mabry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jeff L. Mabry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2016.

Notary Public
My Commission Expires: _____

ERICA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Cathy L. Mabry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2016.

Notary Public
My Commission Expires: _____

ERICA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of March, 2016.

NOTARY PUBLIC
My Commission Expires: _____

ERICA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016