Box 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160026600 DEEDWARR
Recvd: 04/01/16 14:18 2 pgs
Fees:13.00 Taxes:647.50
20160401-0031188

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,000.00.

Affiant

Subscribed and sworn to me on March 30, 2016.

NOTARY PUBLIC

My Commission Expires:

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires:
July 3, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29101SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
1014 Veras, LLC, a Tennessee Limited Liability Company 1409 A Hawkins Street Nashville, TN 37203	SAME AS NEW OWNER	133-048

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Randall Durham, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto 1014 Veras, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County Tennessee, being Lot No. 1 on the plan of Antioch Apartments, of record in Book 6050, page 160, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Randall Durham by Deed dated April 3, 2003, from Durham and Durham, a Tennessee general partnership, of record in Instrument No. 20030620-0085784 as corrected by Instrument No. 20040604-0066406, Register's Office for Davidson County, Tennessee.

The subject property is not now nor has it ever been used as the primary residence of the parties.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on plan of record in Book 6050, page 160, Register's Office for Davidson County, Tennessee.
3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4839, page 607, Register's Office for Davidson County, Tennessee.
4. Easement for the flow of the waters of any creeks or streams and the rights of the public therein.

This property is also known as improved property located at 1014 Antioch Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 30th day of March, 2016.

Randall Durham

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 30, 2016, before me personally appeared Randall Durham to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on March 30, 2016.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE