BILL GARRETT, Davidson County
Trans:T20160026856 DEEDWARR
Recvd: 04/04/16 10:11 2 pgs
Fees:13.00 Taxes:436.60
20160404-0031592

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF ~~TENNESSEE~~
COUNTY OF ~~WILLIAMSON~~
The actual consideration or value, whichever is greater, for this transfer is $118,000.00.

Affiant

Subscribed and sworn to before me, this ~~18th~~ 29 day of March, 2016.

Notary Public
My commission ~~expires: 10/18/16~~ is permanent

RONALD ANTHONY CLAPHAM NOTARY PUBLIC Australian Capital Territory

07-1602-86285

Address of New Owner:	Send Tax Bills to:	Tax Information:
TN4 LLC 242 W. Main St #312 Hendersonville, TN 37075	New Owner	081-11-0-469.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ellivas Superannuation LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TN4 LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT NO. 1:
Land in Davidson County, Tennessee, being the southerly 28 feet of Lot No. 109, on the Plan of D T McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 109 fronts 28 feet on the westerly side of 11th Avenue North, formerly Fillmore Avenue, and runs back between parallel lines 150 feet to an alley.

TRACT NO. 2:
Land in Davidson County, Tennessee, being the northerly 22 feet of Lot No. 109, on the Plan of D T McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 109 fronts 22 feet on the westerly side of 11th Avenue North, formerly Fillmore Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ellivas Superannuation, LLC by deed from Johnny Crow, unmarried, dated November 27, 2012, recorded December 4, 2012, of record in Instrument No. 20121204-0111510, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1705 11th Avenue North, Nashville, TN 37208.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29 day of March, 2016.

Ellivas Superannuation LLC, a Tennessee
Limited Liability Company

By: Ellivas Super Pty Ltd., a Chief Executive Manager

By: _____
Michael John Saville, as Director

By: _____
Nicole Louise Saville, as Director

State of A.C.T.
~~County~~ of AUSTRALIA

On March 29, 2016, before me, Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael John Saville and Nicole Louise Saville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Directors of Ellivas Super Pty Ltd., a Chief Executive Manager of Ellivas Superannuation LLC, a limited liability company, and that they are authorized by Ellivas Superannuation LLC to execute this instrument on its behalf.

Witness my hand this 29 day of March, 2016.

_____
Notary Public

My Commission ~~expires~~: 5 January 2019

RONALD ANTHONY CLAPHAM
Australian Capital Territory
NOTARY PUBLIC