THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Title & Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $784,000.00 X Peter D Greaves Affiant Subscribed and sworn to before me, this 6th day of April, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160029062 DEEDWARR
Recvd: 04/11/16 09:47 2 pgs
Fees:13.00 Taxes:2900.80
20160411-0034291

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 5, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Peter D. Greaves and Sharon E. Greaves 913 Fatherland Street Nashville, TN 37206	New Owner	Tax Parcel ID No. 082-16-0-445.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WEST MAPLE REAL ESTATE, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PETER D. GREAVES AND SHARON E. GREAVES, HUSBAND AND WIFE,** ("Grantees"), their 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 Lot(s) 91, as shown on the map entitled Barrow's Addition of East Nashville, of record in Plan Book 1, page 93, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 91 fronts 50.0 feet on the northerly side of Fatherland Street and runs back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to JORDAN S. KELLER, TRUSTEE OF THE 913 FATHERLAND TRUST U/A/D AUGUST 4, 2014, by deed from CORNERSTONE INVESTMENTS, INC., of record in Instrument No. 20140820-0075653, dated August 15, 2014, Register's Office for Davidson County. Being further conveyed to WEST MAPLE REAL ESTATE, LLC, a Tennessee limited liability company, by Quitclaim Deed from JORDAN S. KELLER, TRUSTEE OF 913 FATHERLAND STREET TRUST U/A/D AUGUST 4, 2014, a/k/a/ THE 913 FATHERLAND TRUST, of record in Instrument No. 20150908-0090999, dated September 8, 2015, said Register's Office.

This is improved property commonly known as: **913 Fatherland Street, Nashville, TN 37206.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has 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, their 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.

RETURN TO:
PREMIER ESCROW, LLC
1301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6 day of April, 2016.

JSK, President

By: Jordan S. Keller, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JORDAN S. KELLER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **PRESIDENT** of **WEST MAPLE REAL ESTATE, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as **PRESIDENT**.

Witness my hand and official seal at office this 6 day of April 2016.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 10/14/19