THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16036920**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me, this 4th day of April, 2016. Notary Public My Commission Expires: 1/14/19

KATHERINE ANN COLLINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DEKALB

WARRANTY DEED

Address New Owner: LIMI Investments, LLC 10935 Oakham Drive Rancho Cordova, CA 95670	Send Tax Bills To: same	Tax Information: Tax Parcel ID No. 083-14-0-232.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret Wilson and John Sierros, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **LIMI Investments, LLC, and Next Generation TS FBO Ramona Caporusso account # 3098, 646 Long Island Ave., Deer Park, NY 11729, and Specialized IRA Services FBO Jill Nealy Roth account #100-908, 6100 Indian School Rd NE Ste. 215, Albuquerque, NM 87110, and Specialized IRA Services FBO Maria Reis-Mason IRA, 6100 Indian School Rd NE Ste. 215, Albuquerque, NM 87110, as tenants in common** ("Grantees"), its 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 No. 323 on the Plan of Edgefield Land Company's Subdivision of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 323 fronts 50 feet on the Southerly side of Lillian Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Margaret Wilson and John Sierros, wife and husband by Warranty deed from Bennie Jean Brandon, an unmarried woman of record in Instrument No. 20150519-0046174 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 19, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee.

This is improved property located at 1612 Lillian Street Nashville TN 37206-

BILL GARRETT, Davidson County
Trans:T20160029669 DEEDWARR
Recvd: 04/12/16 12:40 2 pgs
Fees:13.00 Taxes:758.50
20160412-0035010

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

And Grantor covenants that it is 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, its 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.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 4th day of April, 2016.

Margaret Wilson

John Sierros

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret Wilson and John Sierros, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of April, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018