BILL GARRETT, Davidson County
Trans:T20160030189 DEEDWARR
Recvd: 04/14/16 08:44 2 pgs
Fees:13.00 Taxes:6660.00
20160414-0035602

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

Brandy Gilman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2016.

Nancy E Hopson
NOTARY PUBLIC

My Commission Expires: My Comm. Expires September 10, 2018

NANCY E. HOPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| LFM Real Estate, LLC<br>C/O Dan Shockley<br>1312 3rd Avenue N.<br>Nashville, TN 37208 | LFM Real Estate, LLC<br>C/O Dan Shockley<br>1312 3rd Avenue N.<br>Nashville, TN 37208 | 082-09-0-213.00<br>082-09-0-491.00<br>082-09-0-492.00 |

## Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**NEIGHBORHOODS RESOURCE CENTER, A NON-PROFIT CORPORATION**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**LFM REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT I

Land in Davidson County, Tennessee, being the northerly 82 feet of Lot No. 10, as shown on the Plan of H. W. McGavock's Addition to Nashville of record in Book 17, Page 636, Register's Office for Davidson County, and being bounded by Lot 1 on the map entitled Resubdivision of A Part of Lots 9 & 10, Plan of H. W. McGavock's Addition To Nashville, of record in Instrument No. 20051104-0133879, said Register's Office on the south, Units A and B depicted on the plan of Homes at 1318 3rd Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130613-0060494, said Register's Office on the north, 3rd Avenue North on the west and a 16 foot alley on the east.

INCLUDED in the above description but specifically excluded therefrom is that portion of a 16 foot alley included in said property.

Being the same property conveyed to NEIGHBORHOODS RESOURCE CENTER by deed from METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TN, of record in Instrument No. 20070612-0070227, dated June 8, 2007, said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being Lot(s) 1 and 2, as shown on the map entitled Resubdivision of A Part of Lots 9 & 10, Plan of H. W. McGavock's Addition To Nashville, of record in Instrument No. 20051104-0133879, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NEIGHBORHOODS RESOURCE CENTER, A TENNESSEE NON-PROFIT CORPORATION, by deed from LAWRENCE BROS., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20080122-0006732, dated January 18, 2008, said Register's Office. This improved property is known as

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. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 13 day of April, 2016.

Neighborhoods Resource Center

By: Mark A. Wright, Chairman of the Board of Directors

State of Tennessee )
County of Davidson )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mark A. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chairman of the Board of Directors of Neighborhoods Resource Center, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Chairman of the Board of Directors.

Witness my hand and seal this 6 day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY