THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Spencer Hays
P.O. Box 305140
Nashville, TN 37230
SEND TAX BILLS TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20160031252 DEEDWARR
Recvd: 04/18/16 10:07 3 pgs
Fees:18.00 Taxes:2379.10
20160418-0036909

WARRANTY DEED

(Map 117-07-0X, Parcel 1.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **IRONWOOD INVESTMENTS, LLC and JAMES M. JACANIN,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **SPENCER HAYS**, hereinafter referred to as "Grantee", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 46A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Lombardy Commons I, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140218-0013953, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING a part of the same property conveyed to Ironwood Investments, LLC, and James M. Jacanin, by Warranty Deed dated August 15, 2013, from Steven B. Slone and wife, Claire C. Slone, of record in Instrument 20130819-0087281, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on Exhibit "B" of the Declarations and Covenants, Conditions, and Restrictions for Lombardy Commons I, of record in Instrument No. 20140218-0013953; to restrictive covenants of record in Instrument No. 20140218-0013953; to Stormwater Easement of record in Instrument No. 20131217-0127286; to Joint Driveway Easement of record in Instrument No. 20151006-0102021, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2007 C Lombardy Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives and successors and assigns, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 15th day of April, 2016.

IRONWOOD INVESTMENTS, LLC

BY: _____
JAN WATSON, AUTHORIZED MEMBER

_____
JAMES M. JACANIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Jacanin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of April, 2016.

_____
Notary Public

My Commission Expires: JUNE 17, 2018

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jan Watson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be an Authorized Member of Ironwood, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do by Declaration of Authorized Signatory being recorded simultaneously herewith, executed the foregoing instrument on behalf of said companyfor the purposes therein contained.

Witness my hand and official seal, this the 15th day of April, 2016.

_____
Notary Public

My Commission Expires: JUNE 17, 2018

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $643,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Suzanne Moore
Affiant

Subscribed and sworn to before me this 15th day of April, 2016.

Notary Public

My commission expires: JUNE 17, 2018

File No. 20160243

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY