STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $129,000.00.

Affiant

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

Notary Public

My commission expires: 1-6-20

(Notary Stamp)

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20160033107 DEEDWARR
Recvd: 04/22/16 08:53 2 pgs
Fees:13.00 Taxes:477.30
20160422-0039119

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Road, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Henri L. Hardison, Jr.	Henri L. Hardison, Jr.	052-05-0-190.00
861 Idlewild Drive	861 Idlewild Drive	
Madison, TN 37115-4746	Madison, TN 37115-4746	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge,

Arete, LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

Henri L. Hardison, Jr., single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 9 on the Map of the Subdivision of Lots 35, 36 and 37 of the H. B. Chadwell Tract, as of record in Book 547, Page 60, Register's Office for said County, and described as follows:
Beginning at a point on the Easterly margin of a 30 foot unnamed street marked on said plan "Private Drive" being known as Idlewild Place, at the South corner of the property conveyed to Felix E. Flatt by Deed of record in Book 1279, Page 177, said Register's Office; thence in a Southerly direction 107 feet along the Easterly margin of said Idlewild Place; thence in an Easterly direction 229 feet to a point in a fence line; thence in a Northwesterly direction along said fence 41 feet to the Southeast corner of the property conveyed to Flatt, above mentioned; thence along the fence and along Flatt's Southerly line 216.5 feet to the point of beginning.
Being the same property conveyed to Eva C. Woodall, trustee under the Revocable Trust Agreement of James C. Woodall and Eva C. Woodall dated February 27, 2013 by Quitclaim deed from James Woodall and wife, Eva C. Woodall of record in Instrument No. 20130411-0036173 Register's Office for Davidson

County, Tennessee, dated April 09, 2013 and recorded on April 11, 2013 and Scrivener's Affidavit of Correction recorded on December 04, 2015, of record in Instrument No. 20151204-0122558

Being the same property conveyed to Arete, LLC, a Tennessee limited liability company by Warranty deed from Eva C. Woodall, Trustee of the Revocable Trust Agreement of James C Woodall and Eva C Woodall dated February 27, 2013 of record in Instrument No. 20151223-0129429 Register's Office for Davidson County, Tennessee, dated December 22, 2015 and recorded on December 23, 2015.

This is improved property known as 861 Idlewild Drive, Madison, TN 37115-4746.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of April, 2016.

Arete, LLC, a Tennessee Limited Liability Company

BY: _____ (Member)

Frank Verdun, Member

STATE OF Colorado)
COUNTY OF Arapahoe)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Frank Verdun**, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be **Member of Arete, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a limited liability company, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Member. Witness my hand and official seal this 13th day of April, 2016.

_____
Notary Public

My Commission Expires: September 4 2018

SolomonParks File No. 316051

ROSANNA MEDEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144034630
MY COMMISSION EXPIRES SEPTEMBER 04, 2018

SP 11/2015