NEW OWNER:

Boulevard Investments, LLC
1025 Elvira Avenue
Nashville, TN 37216

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 16-0228

Map 072, Group 06-0, Parcel 077.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20160036416 DEEDWARR
Recvd: 05/03/16 09:36 2 pgs
Fees: 13.00 Taxes: 666.00
20160503-0043219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty Thousand and 00/100 Dollars** (**$180,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JUSTIN W. ROGERS AND WIFE, MARIANNA ROGERS** ("Grantors"), have this day bargained and sold and by these presents do hereby transfer and convey unto **BOULEVARD INVESTMENTS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being the westerly part of Lot No. 1 on the Map of E. J. Childers Subdivision of the J.H. Ambrose Tract, as recorded in Plat Book 57, Page 144, Register's Office for said County and shown on the revised and corrected plan of such subdivision of record in Plat Book 332, Page 134 of said Register's Office.

Beginning at a point in the northerly margin of Elvira Avenue, at the southwest corner of the property conveyed to Fascine Corporation, by deed of record in Book 2813, Page 84, Register's Office for Davidson County Tennessee; thence with the margin of Elvira Avenue North 87 degrees 36 minutes West 60 feet to a point, a common corner of Lots 1 and 5 or "O" on said plan; thence with the line between said Lots, North 3 degrees 43 minutes East 239.4 feet to the northwest corner of Lot 1; thence with the northerly line of the same, South 75 degrees 36 minutes East 70 feet to the northwest corner of the property conveyed to Fascine Corporation, as foresaid; thence along Fascine's line; South 5 degrees 47 minutes West 225.6 feet to the point of beginning.

BEING the same property conveyed to Justin W. Rogers and wife, Marianna Rogers, by Warranty Deed from Equity Trust Company, Custodian FBO DeEtta Brewer, IRA, dated February 5, 2015, and of record in Instrument No. 20150211-0012687, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1025 Elvira Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29th day of **April, 2016**.

JUSTIN W. ROGERS

MARIANNA ROGERS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JUSTIN W. ROGERS AND MARIANNA ROGERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **April, 2016**.

ERIKA PILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 8-10-2018

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is $ **180,000.00** .

AFFIANT

Sworn to and subscribed to before me this 29th day of **April, 2016**.

NOTARY PUBLIC

My commission expires: 3/6/18

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.