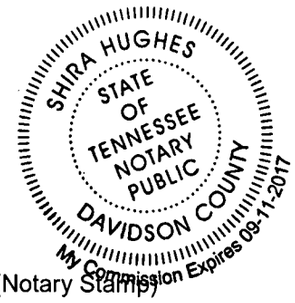
Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,500.00.

Affiant

Subscribed and sworn to before me, this 10th day of May, 2016.

Notary Public

My commission expires:

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

BILL GARRETT, Davidson County
Trans:T20160040627 DEEDWARR
Recvd: 05/16/16 11:09 2 pgs
Fees:13.00 Taxes:1500.35
20160516-0048487

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael G. Conaty, Jr. **Rachel Mae Conaty**	New Owners	**082-05-0-039.00**
1627 5th Avenue North		
Nashville, TN 37208-2242		

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 acknowledged, I,

Gilbert Randolph Mills and Susan K. Mills, husband and wife

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

Michael G. Conaty, Jr. and Rachel Mae Conaty, husband and wife

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

BEING the South 28 1/7 feet of Lot No. 140 and the North 7 1/7 feet of Lot No. 142, as shown on the Map entitled North Nashville Real Estate Company's Plan of record in Plat Book 21, Page 105, 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 part of said lots adjoin and front together 35 2/7 feet on the West side of Fifth Avenue North and run back between parallel lines 182 feet, more or less, to an alley.

BEING the same property conveyed to Gilbert Randolph Mills and Susan K. Mills, husband and wife, by Warranty Deed dated April 30, 2104, from W. H. Eason, Jr. and wife, Nancy Eason, of record as Instrument No. 20140430-0036497 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1627 5th Avenue North, Nashville, TN 37208-2242.

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 he 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 himself, his heirs 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 10th day of May, 2016.

Gilbert Randolph Mills

Susan K. Mills by Gilbert Randolph Mills, Attorney in Fact

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, Gilbert Randolph Mills, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 10th day of May, 2016.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Gilbert Randolph Mills, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Susan K. Mills and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Susan K. Mills.

Witness my hand and official seal this 10th day of May, 2016.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 316120