(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $145,000.00. Affiant Subscribed and sworn to before me, this 16th day of May, 2016. Notary Public My commission expires: 1-8-19

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:T20160041732 DEEDWARR
Recvd: 05/18/16 12:39 2 pgs
Fees:13.00 Taxes:536.50
20160518-0049654

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
The Grassmere Group, LLC	Same as Owner	147-02-0-101.00
541 Harding Place	PO Box 158103	
Nashville, TN 37211	Nashville, TN 37215	

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,

William Wells Rizor

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

The Grassmere Group, LLC, a Tennessee limited liability company

(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 Lot No. 6 on the Plan of Section Two, Battery Crest of record in Plat Book 2900, page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to David Alonzo Rizor, a single man, by Warranty Deed dated July 17, 1995, from Manous Lester Rizor, Webb C. Rizor, Landon Hume Rizor and David Alonzo Rizor of record in Book 9732, page 44, in the Register's Office for Davidson County, Tennessee; the said David Alonzo Rizor having since died intestate on November 24, 2014, his intestate estate being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15 P 351; the subject property vesting in William Wells Rizor as the sole heir-at-law of the deceased as evidenced by Affidavit of Heirship being recorded

simultaneously herewith as Instrument No. 20160518-0049653, in the said Register's Office.

This is improved property known as 541 Harding Place, Nashville, TN 37211.

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 16th day of May, 2016.

William Wells Rizor by Carolyn Frances Hughes Attorney-in-fact

William Wells Rizor by Carolyn Frances Hughes
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Carolyn Frances Hughes, 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 William Wells Rizor and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of William Wells Rizor.

Witness my hand and official seal this 16 day of May, 2016.

Mitchell A. Watts
Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 316131

SP 11/2015