BILL GARRETT, Davidson County
Trans:T20160047329 DEEDWARR
Recvd: 06/06/16 10:22 4 pgs
Fees:23.00 Taxes:1757.50
20160606-0056610

This Instrument Prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO's.:
11th Avenue Partners, LLC 943 Oak Valley Drive Nashville, Tennessee 37220	SAME	09206050300 08107051000 08107050700 08107044500 08107040600

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HERMAN J. ROSS, SR.** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **11TH AVENUE PARTNERS, LLC, a Tennessee limited liability company** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the 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 for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons, whomever.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of any of the Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 3rd day of June, 2016.

HERMAN J. ROSS, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, HERMAN J. ROSS, SR., the within named 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 within instrument for the purposes herein contained.

Witness my hand, at office, this 3rd day of June, 2016.

NOTARY PUBLIC

My Commission Expires:

KIMBERLY DALY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $475,000.00.

Affiant

Subscribed and sworn before me this 3rd day of June, 2016.

NOTARY PUBLIC

My Commission Expires:

KIMBERLY DALY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

EXHIBIT "A"
Legal Description

Tract I:
LAND in Davidson County, Tennessee, being Lot No. 84, on the Plan of Faulconer and Ashcraft's Subdivision, as shown on plat of record in Plat Book 57, page 121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 84 fronts 36 feet on the north side of Booker Street and runs back between parallel lines 106 feet.

Being the same property conveyed to Herman J. Ross in Book 7551, Page 612, Register's Office for Davidson County, Tennessee.

Tract II:
LAND in Davidson County, Tennessee, being Lot No. 10, on the Plan of WIlliams and Valentino Subdivision, as shown on plat of record in Plat Book 2, page 33, in the Chancery Court for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 10 fronts 50 feet on the easterly side of Woodard Avenue and extends back easterly between parallel lines 150 feet to an alley.

Being the same property conveyed to Herman J. Ross and wife, Norma Jean Ross in Book 6271, Page 646; as re-record in Book 6276, Page 331, Register's Office for Davidson County, Tennessee. The said Norma Jean Ross having since died.

Tract III:
LAND in Davidson County, Tennessee, being Lot No. 13, on the Plan of Williams and Valentino's Subdivision of Lots 3 & 4 of the Woodard Property, as shown on plat of record in Plat Book 2, page 33, in the Chancery Court for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot fronts 50 feet on the easterly side of 11th Avenue North, formerly Woodard Avenue, and extends back between parallell lines 150 feet to Owen Street.

Being the same property conveyed to Herman J. Ross in Book 8590, Page 170, Register's Office for Davidson County, Tennessee.

Tract IV:
LAND in Davidson County, Tennessee, being Lot No. 45 and the southerly 6.4 feet of Lot No. 44, on the Plan of Williams and Valentine's Addition, not of record, to which plat reference is hereby made for a more particular description.

Said Lot No. 45 and the southerly 6.4 feet of Lot No. 44 adjoin and front together 56.4 feet on the westerly side of 11th Avenue North and run back between parellel lines 152 feet to an alley.

Being the same property vested in Herman J. Ross and wife, Norma Jean Ross pursuant to Final Decree Confirming Sale of record in Book 8376, Page 981 and Report of Sale of record in Book 8376, Page 983, Register's Office for Davidson County, Tennessee. The said Norma Jean Ross having since died.

Tract V:
LAND in Davidson County, Tennessee, being Lot No. 5, on the Plan of Cephas Woodard's Subdivision of Lots 5 & 6 of the Woodard Plan, as shown on plat of record in Plat Book 161, page 174, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Herman J. Ross, Sr. in Book 7521, Page 769, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2016, a lien not yet due and payable.

2. Rights or claims of parties in possession not shown by the public records.