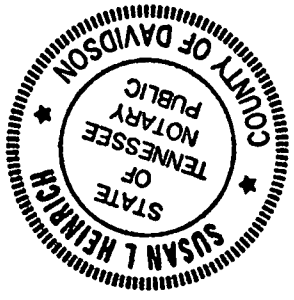
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Vanessa Kumpf
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Elberta Express Inc.	Elberta Express, Inc.	119 05 0 031.00
(NAME) 136 Rosa L. Parks Blvd.	(NAME) 136 Rosa L. Parks Blvd	
(ADDRESS) Nashville TN 37203	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ninety-Five Thousand And No/100 Dollars ($395,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Vanessa Kumpf and Patrick Higgins, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Elberta Express, Inc** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Easterly 87.0 feet of Lot 5, Block 28, on the Map of Re-subdivision of part of Cumberland Nurseries, a plan of which is of record in Plat 161, Page 166, in the Register's Office for Davidson County, Tennessee.
Said part of Lot No. 5 fronts feet on the Northerly side of Elberta Street and runs back between parallel lines 248.0 feet to a dead line.

Being the same property conveyed to Vanessa Kumpf and Patrick Higgins, husband and wife, by Warranty Deed from Alden Horton, III and wife, Juli Horton, dated May 21, 2015 and recorded May 27, 2015 as Instrument No. 201505270048780, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-162410SSO

BILL GARRETT, Davidson County
Trans:T20160052635 DEEDWARR
Recvd: 06/21/16 11:19 2 pgs
Fees:13.00 Taxes:1461.50
20160621-0062979

unimproved ☐

This is improved ☒ property, known as 316 Elberta Street, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their 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.

Witness our hands this the 17 day of June, 2016.

Vanessa Kumpf

Vanessa Kumpf

Patrick Higgins

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Vanessa Kumpf and Patrick Higgins, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of June, 2016.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-162410SSO