RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160056131 DEEDWARR
Recvd: 06/30/16 15:58 3 pgs
Fees: 18.00 Taxes: 1850.00
20160630-0067221

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00.

Affiant

Subscribed and sworn to me on June 30, 2016

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29453SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Huseby Properties, LLC 312 Sunnyside Drive Nashville, TN 37205	New Owner	104-8-330

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Repas Holdings, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Huseby Properties, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Taxes and assessments for subsequent years, a lien, but not yet due and payable.
3. Neighborhood Conservation Zoning of record as Ordinance No. 096-590 in the Metro Clerk's Office for Davidson County, Tennessee, together with any and all restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1503 16th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 my/our hand(s) this 30th day of June, 2016.

Repas Holdings, LLC, a Tennessee limited liability company

BY: _____
David Repas, Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared DAVID REPAS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Member of Repas Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation/limited liability company/partnership by himself as said Member.

Witness my hand and official seal on June 30, 2016.

_____
Notary Public

My Commission Expires: 9.13.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 47 of the Plan of O. B. Hayes Large Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, and being the northerly 60 feet and 8 inches of a lot marked 110 feet 8 inches on the map of Lewis Baxter Trustee's Subdivision of the easterly part of Lot No. 47 and another lot in the said Rokeby plan, as of record in Book 332, page 114, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning in the westerly margin of 16th Avenue South, formerly Belmont Avenue, at a point 50 feet north of the northeast corner of a lot marked on said plan of said subdivision 60 feet 8 inches; thence with the westerly margin of said Avenue northwardly 60 feet 8 inches to the southeast corner of another lot on said plan marked 110 feet 8 inches thence with the southerly line of said last mentioned lot westwardly 152 1/4 feet to the easterly margin of an alley; thence with the said alley southwardly 60 feet 8 inches to a point 50 feet north of the northwest corner of said lot marked 60 feet 8 inches; thence parallel with the northerly line of said lot marked 60 feet 8 inches eastwardly 152 1/4 feet to the beginning.

Being the same property conveyed to Repas Holdings, LLC by Warranty from L & R Investment Company, LLC dated, October 21, 1997, and recorded on November 4, 1997 in Book 10669, page 231, Register's Office for Davidson County, Tennessee.