(2)

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160056899 DEEDWARR
Recvd: 07/05/16 11:28 2 pgs
Fees:13.00 Taxes:1609.50
20160705-0068331

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: 9.18.17

(AFFIX SEAL)

TONYA B CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MRSF1, LLC	MRSF1, LLC	
(NAME) 901 Gilmore Avenue	(NAME) 4928 William Arnold	118-1/295
(ADDRESS) Nashville, TN 37204	(ADDRESS) Memphis, TN 38117	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LIGHTFOOT GRAHAM DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MRSF1, LLC, A TEXAS LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, 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 50 feet of Lot No. 91 on the Plan of Montrose Place, as recorded in Book 57, Page 93, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 91 fronts 50.0 feet on the southerly margin of Gilmore Avenue, and runs back, with the westerly margin of 9th Ave South (formerly Duke Street), 160.0 feet to an alley, measuring 50.4 feet thereon.

Being the same property conveyed to Lightfoot Graham Development, a Tennessee limited liability company by Quitclaim Deed from John Brent Smith of record in Instrument No. 20160705-0068330 **, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 57, Page 93, said Register's Office.

unimproved
This is improved x property, known as 901 Gilmore Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 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 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 29th day of June, 2016

LIGHTFOOT GRAHAM DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

JOHN BRENT SMITH, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared John Brent Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Member of Lightfoot Graham Development, LLC the within named bargainor, a limited liability company and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member.

Witness my hand and official seal at Nashville, Tennessee this 25 day of June, 2016.

Commission expires:

_____

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR 7, 2017