Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2016.

Notary Public
My commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20160059446 DEEDWARR
Recvd: 07/12/16 11:58 2 pgs
Fees: 13.00 Taxes: 277.50
20160712-0071274

Address of New Owner:	Send Tax Bills to:	Tax Information
Invest-in-615, LLC 15 Shepard Street Nashville, TN 37210-3466	New Owner	105-04-142.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry Drake, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Invest-in-615, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 28 and 30 on the Plan of Trimble Addition to South Nashville, of record in Book 57, Page 53, in the Register's Office for Davidson County, Tennessee, and described according to a survey made May 24, 1929, by Erle Drake, County Surveyor, as follows:

Beginning on the Southerly margin of Tennessee Street, of Shepherd Street, 100 feet Westerly from the Westerly margin of John Street, running thence Southwardly and parallel with John Street, 90 feet to the Northerly margin of an alley; thence Westwardly with the Northerly margin of said alley 50 feet; thence Northwardly parallel with John Street 90 feet to the Southerly margin of Tennessee Street or Shepherd Place; thence Easterly with Southerly margin of said Street 50 feet to the beginning.

Being the same property conveyed to Larry Drake by Warranty deed from Paul Shields and wife, Nelda R. Shields, of record in Instrument No. 20030702-0091650, Register's Office for Davidson County, Tennessee, dated June 30, 2003 and recorded on July 02, 2003.

This property is improved property known as **15 Shepard Street, Nashville, TN, 37210-3466.**

This conveyance is subject to the following: Taxes for the year 2016, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of record in Book 57, Page 53, Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 29th day of June, 2016.

Larry Drake

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry Drake** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 29th day of June, 2016.

Erin Kirouac
Notary Public

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 8-5-18

FILE NO: 2016054482