WARRANTY DEED

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of June, 2016.

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Affix Seal) Notary Public

My Commission Expires: 3/3/2020

2016-498 WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. mlt-1857

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard
Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jessica Leigh Poirier 111 Fern Avenue Nashville, TN 37207	US Bank, N.A. 809 S. 60th St. #210 West Allis, WI 53214	071.14-0-400.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Matthew F. Strader and Erik Nikravan**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jessica Leigh Poirier, a single woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 111 Fern Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Lot Number 2 on the Plan of 107 Fern Avenue of record in Plat at Instrument Number 20140319-0022689, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew F. Strader and Erik Nikraven, both unmarried, as tenants in common from Mike Zeller, unmarried by Warranty Deed dated May 20, 2015 and recorded June 1, 2015 in Instrument Number 201506010050437, Register's Office for Davidson, Tennessee.

( ) **unimproved**
This is (X) improved property know as 111 Fern Avenue, Nashville, TN 37207.

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, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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.

BILL GARRETT, Davidson County
Trans:T20160059881 DEEDWARR
Recvd: 07/13/16 10:14 2 pgs
Fees:13.00 Taxes:2219.63
20160713-0071659

Witness my/our hand(s) this 11th day of July, 2016

Matthew F. Strader

Erik Nikravan

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Matthew F. Strader and Erik Nikravan, 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 11th day of July, 2016.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY