THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 2016 Notary Public MY COMMISSION EXPIRES: 1-8-19 (AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
400 Degrees	Copper River Funding, LLC.	MAP
3704 Clarksville Highway	1931 Humble Place Drive Ste. 205	PARCEL 069-12-0-033.00
Nashville, TN 37216	Humble, Tx. 77338	
(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, **Knob Hill Properties, L.L.C.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **400 Degrees, a Tennessee Corporation**

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:

Land in Davidson County, Tennessee, being part of Lot No.15 on the Plan of Brattonview Subdivision at Bordeaux, Tennessee and part of an uncumbered tract lying immediately southwest of said part of Lot No. 15, described together according to a survey made by George W. Watkins, Surveyor, dated June 15, 1951, as follows:

Beginning on the northeasterly margin of State Highway No. 112 (Clarksville Highway), 155.6 feet northwest of the northwesterly margin of Courtney Avenue; thence with northeasterly margin of said Highway, northwestwardly 65 feet; thence North 51° 15' East 211.5 feet, more or less, to the southerly line of Lot No. 16; thence with same, southwestwardly 67 feet, more or less, to the northwest corner of the property conveyed to Robert T. Mitchell and wife, Hassie Mai Mitchell by deed from Sam Weems and wife, of record in Book 2100, Page 245, in the Register's Office for Davidson County, Tennessee, thence South 51° 15' West 225.9 feet to the beginning.

Being the same property conveyed to Knob Hill Properties, L.L.C. by Quitclaim deed from David K. Wills of record in Instrument No. 20040928-0116699 Register's Office for Davidson County, Tennessee, dated September 20, 2004 and recorded on September 28, 2004. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 3704 Clarksville Highway Nashville, Tennessee 37216.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3704 Clarksville Highway, Nashville, TN 37216.**

BILL GARRETT, Davidson County
Trans:T20160068798 DEEDWARR
Recvd: 08/09/16 10:28 2 pgs
Fees:13.00 Taxes:1035.63
20160809-0082683

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.

Witness ___ hand( ) this the 2nd day of August, 2016.

Knob Hill Properties, L.L.C.

BY: David K. Wills
David K. Wills

ITS: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared David K. Wills, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of the maker, **Knob Hill Properties, L.L.C.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 2nd day of August, 2016.

My Commission expires 10-7-2019

Notary Public

