WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

O-KW-16-505-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Golden Girl Land Trust	**New Owner**	
(NAME) **505 North 17th Street**	BILL GARRETT, Davidson County Trans:T20160070924 DEEDWARR Recvd: 08/16/16 09:13 2 pgs Fees:13.00 Taxes:1406.00 20160816-0085161	**083-06-0-361-00**
(ADDRESS) **Nashville, TN 37206-1814**		
(CITY) (STATE) (ZIP)	(CITY)	

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, **MATTHEW LEFF AND TRACEY THIRER LEFF, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL VADEN, TRUSTEE OF THE GOLDEN GIRL LAND TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly 5 feet of Lot No. 2 and the Southerly 45 feet of Lot No. 3 in The John Shields Subdivision of Lot No. 6 of Horn's Spout Springs Addition to Nashville, a Plan of which Subdivision is of record in Plat Book 57, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Northerly 5 feet of Lot No. 2 and the Southerly 45 feet of Lot No. 3 join and front together 50 feet on the Easterly margin of North 17th Street, formerly Hughes Street and run back between parallel lines in an Easterly direction 160 feet to an alley.

Being the same property conveyed to Matthew Leff and Tracey Thirer Leff, husband and wife by Warranty deed from Victoria Boone, unmarried of record in Instrument No. 20130814-0085608 Register's Office for Davidson County, Tennessee, dated August 13, 2013 and recorded on August 14, 2013.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 112, Register's Office for Davidson County, Tennessee;
- Easement for Driveway of record in Book 8661, Page 436, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **505 North 17th Street , Nashville, Tennessee 37206-1814**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 8th DAY OF AUGUST, 2016.

Matthew Leff

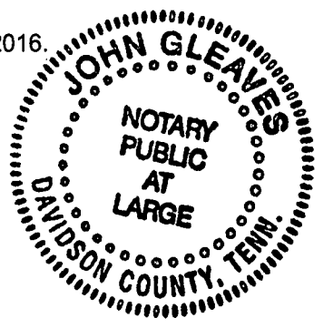
Tracey Thirer Leff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of August, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

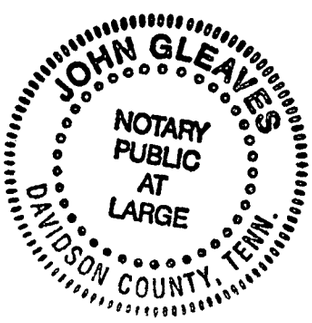


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of August, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
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Nashville, TN 37212