RETURN TO
GREATER NASHVILLE
TITLE & CLOSING
200 MADISON STREET
MADISON, TN 37115

CINDY BALENT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$440,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2016.

Notary Public

My commission expires: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rising Sun Properties, LLC	Same as New Owner	105-09-0-322.00
2844 Steamboat Drive		
Nashville, TN 37214		

BILL GARRETT, Davidson County
Trans:T20160072902 DEEDWARR
Recvd: 08/22/16 09:34 2 pgs
Fees:13.00 Taxes:1628.00
20160822-0087340

FOR AND IN 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,

Julie Loomis, a married woman, and David Chase, a married man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rising Sun Properties, LLC, a Nevada limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS 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 Lot(s) 3, as shown on the map entitled Subdivision of Harris and Eve's Lot No. 19, Jones & Dudley's Addition, Waverly Place, of record in Book 332, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JULIE LOOMIS, A MARRIED WOMAN AND DAVID CHASE, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP by deed from SONS & LAW HOLDINGS, LLC, of record in Instrument No. 20160608-0057820, dated June 6, 2016, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Under penalty of perjury, Grantors hereby swear and affirm that this property is not the usual place of residence of the Grantors, the Grantors' spouses, or the Grantors' dependent(s).

Sellers warrant that this property is not their primary residence, and that said property has been used for investment purposes only.

This is improved (__X__) Unimproved (____) property known as **1004 Acklen Avenue, Nashville, TN 37203**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 19th day of August, 2016.

Julie Loomis by David Chase, attorney-in-fact

Julie Loomis by David Chase, Attorney-in-fact

David Chase

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David Chase**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of **August, 2016**.

Notary Public

My Commission Expires: 9.30.19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Chase, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for Julie Loomis, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Julie Loomis, the within named bargainor by the said David Chase, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, ~~Tenne~~ssee on this the **19th** day of **August, 2016**.

Notary Public

My Commission Expires: 9.30.19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY