JONATHAN R. MEDLEY STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is **$225,000.00**. Affiant Subscribed and sworn to before me, this 6th day of September, 2016. Notary Public My commission expires: 11/19/2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Seven Hills Properties	**Seven Hills Properties**	**Map 103-02-0-149.00**
175 Rural Ave	**600 Embassy Row, Suite 390**	
Nashville, TN 37209	**Alpharetta, GA 30005**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Taylor Holland

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Seven Hills Properties, Inc.

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

BILL GARRETT, Davidson County
Trans:T20160078348 DEEDWARR
Recvd: 09/07/16 12:33 3 pgs
Fees:18.00 Taxes:832.50
20160907-0094027

This is improved property known as **175 Rural Ave, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of September, 2016.

Taylor Holland

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, Taylor Holland, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of September, 2016.

Notary Public
My Commission Expires: 11/19/2016

SolomonParks File No. 160313

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

LEGAL DESCRIPTION EXHIBIT "A"

Land in Davidson County, Tennessee, being a part of Lot No. 25 on the Plan of C. C. Vernon Farm of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Westerly margin of Rural Avenue at the Southeast corner of the property conveyed to Benjamin F. Hutcherson and wife, by deed from W, L. Slodek, Sr. and wife, of record in Book 2035, Page 467, Register's Office for Davidson County, Tennessee; thence with the Westerly margin of Third Avenue Southwardly 50 feet to an iron pin; thence North 86 degrees 15" West 150 feet to an iron pin; thence Northwardly and parallel with the Westerly margin of Rural Avenue 50 feet to an iron pin in the Southerly line of said Hutcherson property; thence with said line South 86 degrees 15' East 150 feet to the point of beginning.

Being the same property conveyed to Taylor Holland by Warranty deed from Patsy Russ Norris, Executrix of the Estate of Edna Earl Bradley Russ, deceased of record in Instrument No. 20100525-0040184 Register's Office for Davidson County, Tennessee, dated May 24, 2010 and recorded on May 25, 2010.

The spouse of Taylor Holland does not now nor, has ever had a marital residence in subject property. **This is investment property.**

Being also known as 175 Rural Avenue Nashville, Tennessee 372093235.