This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

From Information Furnished by the Parties

MAP & PARCEL: 072100P00100CO

BILL GARRETT, Davidson County
Trans:T20160085917 DEEDWARR
Recvd: 09/30/16 08:13 2 pgs
Fees:13.00 Taxes:1328.06
20160930-0103017

NAME & ADDRESS OF NEW OWNER:
David Lawver
1013 A Spain Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
MERICAN FINANCIAL NETWORK
7 POINT DRIVE, SUITE 330
BREA, CA 92821

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **1013 SPAIN AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **DAVID LAWVER, A SINGLE MAN**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit 1, as shown on the Plan of Horizontal Property Regime, Spain Ave. Commons and filed as Exhibit "B" and established by the Declaration of Covenants, Conditions and Restrictions for 1013 Spain Avenue, Nashville, Tennessee 37216, a Horizontal Property Regime With Private Elements, appearing of record in Instrument No. 20150810-0079786, of the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, references to which is hereby made for more complete and detailed description of the Unit, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

BEING a portion of the same property conveyed to 1013 Spain Avenue, LLC, by Warranty Deed from Erna C. Smith, dated June 10, 2015, appearing of record in Instrument No. 20150611-0055266, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Book 161, page 129, and the Plat depicted as Exhibit B of the Declaration of Covenants, Conditions and Restrictions of 1013 Spain Avenue, Nashville, Tennessee 37216, of record in Instrument No. 20150810-0079786; and to the Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions and Restrictions of 1013 Spain Avenue of record in Instrument No. 20150810-0079786, all of the Register's Office of Davidson County, Tennessee.

This is improved property known as 1013 A Spain Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 26th day of September, 2016.

1013 Spain Avenue, LLC

Members:

Titus Young Real Estate, LLC

BY: _____
Dwayne J. Wootson, Manager

Grant Ventures, LLC

BY: _____
Louise Grant, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Audra D. Cross, of the state and county aforesaid, personally appeared **Dwayne J. Wootson, Manager of Titus Young Real Estate, LLC, Member of 1013 Spain Avenue, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged **himself** to be the **Manager** of **1013 Spain Avenue, LLC**, the within named bargainor, a limited liability company, and that **he** as such **Manager**, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by **himself** as **Manager**.

WITNESS my hand, at office, this 26th day of September, 2016.

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 6-30-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Before me, Audra D. Cross, of the state and county aforesaid, personally appeared **Louise Grant, Member of Grant Ventures, LLC, Member of 1013 Spain Avenue, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged **herself** to be the one of the **Members** of **Grant Ventures, LLC, Member of 1013 Spain Avenue, LLC**, the within named bargainor, a limited liability company, and that **she** as such **Member**, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by **herself** as **Member**.

WITNESS my hand, at office, this 26th day of **September, 2016**.

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 6-30-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$358,936.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 26TH day of September, 2016.

MEREDITH MALLOY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2018

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NOTARY PUBLIC

My Commission Expires: 11/5/18