WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160086053 DEEDWARR
Recvd: 09/30/16 10:03 2 pgs
Fees: 13.00 Taxes: 455.10
20160930-0103178

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

P-HF-16-5505-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

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)
Battleground Investments, LLC	**Battleground Investments, LLC**	
(NAME) **5505 Tudor Lane**	(NAME) **625 Bakers Bridge, Suite 105 #35**	**161-12-0-011.00**
(ADDRESS) **Nashville, TN 37211-6414**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JIMMEE JO OGLES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BATTLEGROUND INVESTMENTS, LLC,** 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 Lot No. 151 on the Plan of Southwood of record in Plat Book 2663, Page 125 and 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles H. Ogles and wife, Jimmee Jo Ogles by Warranty deed from Hillview Company of record in Book 3160, page 7, Register's Office for Davidson County, Tennessee, dated November 14, 1960 and recorded on November 14, 1960. The said Charles H. Ogles having since died on February 14, 1985.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 125 and 126, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2904, Page 51, 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: **5505 Tudor Lane, Nashville, Tennessee 37211-6414**.

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 26th DAY OF SEPTEMBER, 2016.

Jimmee Jo Ogles by Terrie Ogles attorney-in-fact

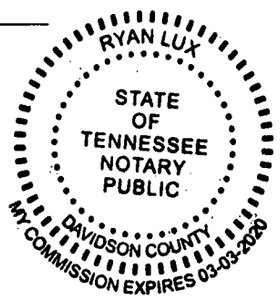
Jimmee Jo Ogles by Terrie Ogles, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRIE OGLES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JIMMEE JO OGLES, and who acknowledged he/she/they executed the same as the free act and deed of the said JIMMEE JO OGLES.

Witness my hand and official seal, this the 26th of September, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



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