THIS INSTRUMENT PREPARED BY: CHAFFIN & BURNSED, PLLC 49 MUSIC SQUARE WEST, SUITE 502 NASHVILLE, TN 37203 (615) 460-7478	PREPARED BY: [illegible] TITLE & ESCROW CORP. [illegible] WEST END AVE. [illegible], TN 37203 RETURN TO:

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me as of the 3rd day of October, 2016.

Notary Public My Comm. Exp.: 1-8-19

KIMBERLY CARTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN 8, 2019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Emily S. Bragg and Nicholas J. Hardy 1221 Kirkland Avenue Nashville, TN 37216-3216	SAME	072-07-0-017.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Great Lakes Investments, LLC and Seven Nine Investments, LLC**, hereinafter referred to as "Grantors," have bargained and sold, and by these presents does transfer and convey unto **Emily Sue Bragg, and unmarried woman and Nicholas Joseph Hardy, an unmarried man,** their heirs and/or assigns, hereinafter referred to as "Grantees," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Resubdivision of Lots 26, 27, 28 and Easterly 50 feet of Lot No. 29 Inglewood Place of record in Plat Book 4660, Page 140, 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 Great Lakes Investments LLC and Seven Nine Investments, LLC, by Quitclaim Deed from Ali Daher, of record at Instrument No. 20160517-0049188, Register's Office for Davidson County, Tennessee, dated May 16, 2016 and recorded on May 17, 2016.

Being also known as 1221 Kirkland Avenue Nashville, Tennessee 37216-3216.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs and/or assigns forever; and "Grantors" do covenant with the said "Grantees" that they are lawfully seized and possessed of said land in fee simple, does have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Easements or claims of easements not shown by the Public Records.
2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which

BILL GARRETT, Davidson County
Trans:T20160087325 DEEDWARR
Recvd: 10/04/16 14:41 2 pgs
Fees:13.00 Taxes:1091.50
20161004-0104774

improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

3. Taxes for the year 2016, a lien not yet due and payable.
4. Subject to all matters shown on the Plan of record in Plat Book 4660, Page 140, R.O.D.C., Tennessee.
5. The taxes for 2016 have been prorated at closing and are assumed by Grantee.
6. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Grantors further covenant and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantors" have caused their names to be affixed hereto as of the 3rd day of October, 2016.

Great Lakes Investments, LLC

By: _____
Ali Daher, Member

Seven Nine Investments, LLC

By: _____
Jason M. Hand, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Ali Daher**, 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 Member of **Great Lakes Investments, LLC**, a Tennessee limited liability company, the within named bargainor, and that he in such capacity, and on behalf of the said company, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Member.

Witness my hand and official seal in Nashville, Tennessee this 3rd day of October, 2016.

_____
Notary Public My Comm. Exp.: 1-8-19

KIMBERLY CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Jason M. Hand**, 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 Member of **Seven Nine Investments, LLC**, a Tennessee limited liability company, the within named bargainor, and that he in such capacity, and on behalf of the said company, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Member.

Witness my hand and official seal in Nashville, Tennessee this 3rd day of October, 2016.

_____
Notary Public

My Commission Expires: 1-8-19

KIMBERLY CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019