NEW OWNER:

Chason C. Choate
Koree B. Choate
5604A Louisiana Avenue
Nashville, TN 37209

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0813

Map 091, Group 06-0, Parcel 228.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160090310 DEEDWARR
Recvd: 10/13/16 11:25 3 pgs
Fees:18.00 Taxes:1479.63
20161013-0108280

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars** (**$399,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **508 INVESTORS, LLC**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CHASON C. CHOATE AND wife, KOREE B. CHOATE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1509, Block 30, on the Plan No. 2, West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to 508 Investors, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Laura Moore, unmarried, dated July 9, 2015, and of record in Instrument No. 20150715-0068994, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5604A Louisiana Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 20th day of **September, 2016.**

508 INVESTORS, LLC

BY: _____

Theodore J. Bertuca, President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Theodore J. Bertuca**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **President** of, **508 Investors, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 20th day of **September, 2016.**

_____

NOTARY PUBLIC

My commission expires: 9-8-2020

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **399,900.00** .

AFFIANT

Sworn to and subscribed to before me this 30th day of **September, 2016**.

My Commission Expires
March 07, 2017

NOTARY PUBLIC

My commission expires: _____

CONNIE J. CARDEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY