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

MAP & PARCEL: 07111010400

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Think Tank Holdings, LLC
420 West Main Street
Lebanon, TN 37087

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20160090771 DEEDWARR
Recvd: 10/14/16 10:36 2 pgs
Fees:13.00 Taxes:318.20
20161014-0108836

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, we, the undersigned, **WILLIAM F. ALLEN AND WIFE, PATRICIA A. ALLEN**, "Grantors", have this day bargained and sold and do hereby transfer and convey unto **THINK TANK HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being the westerly one-half of Lot No. 10 on the Plan of Trinity Heights, as of record in Book 161, page 38, Register's Office of Davidson County, Tennessee.

SAID part of Lot No. 10 fronts 50 feet on the southerly side of Edith Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to William F. Green and wife, Patricia A. Allen, by Warranty Deed from Sam Turner Martin and Jessie Nokes Walker, dated 08/16/1986, appearing of record in Book 6955, page 526, 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 38, Register's Office for Davidson County, Tennessee.

This is improved property known as 341 Edith Avenue, Nashville, TN 37207.

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

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have 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 paid by the Grantors and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors 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 Grantors to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 12th day of October, 2016.

William F. Allen

Patricia A. Allen

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **William F. Allen and Patricia A. Allen**, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 12th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$86,000.00** 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 12th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY