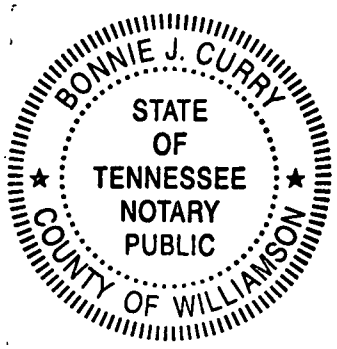


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of October, 2016.

Notary Public

My commission expires: 11-4-18

BILL GARRETT, Davidson County
Trans:T20160092335 DEEDWARR
Recvd: 10/19/16 11:49 2 pgs
Fees:13.00 Taxes:1184.00
20161019-0110495

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Smart Title & Escrow, LLC
256 Seaboard Lane, Suite D101, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lawrence James Hoke and Rita Rortvedt Hoke	**New Owner**	**083-02-0-314.00**
302 Manchester Avenue	**405 Illinois Avenue**	
Nashville, TN 37206	**Lake Forest, IL 60045**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Grayson D. Adler and Melissa Adler f/k/a Melissa Tedesco, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lawrence James Hoke and Rita Rortvedt, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Beaumont Place of record in Plat Book 332, Page 38, 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 Melissa Tedesco, unmarried and Grayson D. Adler, unmarried as joint tenants with rights of survivorship by Warranty deed from Kimberly Michelle Roberts-Davis, a married woman, now known as Kimberly Michelle Roberts, a married woman of record in Instrument No. 20130322-0028411 Register's Office for Davidson County, Tennessee, dated March 15, 2013 and recorded on March 22, 2013.

This is improved property known as **302 Manchester Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: all matters shown on the Plan of record in Plat Book 332, Page 38, Restrictive Covenant for Accessory Dwelling, Detached of record in Instrument Number 20140505-0038040, in the Register's Office for Davidson County, Tennessee and Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of October, 2016.

Grayson D. Adler

Melissa Adler

STATE OF FLORIDA
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Grayson D. Adler and Melissa Adler, the 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 for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11th day of October, 2016.

Katherine Lord
Notary Public
My Commission Expires: 3-11-2019

NOTARY PUBLIC STATE OF FLORIDA
KATHERINE LORD
MY COMMISSION # FF 204714
EXPIRES: March 11, 2019
Bonded Thru Budget Notary Services

Smart Title File No. TN1041
256 Seaboard Lane, Ste D101
Franklin, TN 37067