WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/16 12:02 2 pgs
Fees:13.00 Taxes:573.50
20161114-0119668

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$155,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of November, 2016

Notary Public
My Commission expires: 2-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Att: Chris Koch REI615, LLC	SAME	060-13-0-005.01
1013 GILMORE AVENUE		
NASHVILLE, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jeri Howard**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **REI615, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Located in the 12th Civil District of Davidson County, Tennessee and being more particularly described as follows:

Being Tract "E" on the unrecorded plan of part of the Yokley property, described according to a survey made by E.L. Miller, Jr., dated July 11, 1962, as follows:

Beginning at an iron pin in the northeast corner of said Tract "E", said iron pin being 257.4 feet west of the westerly margin of Matthews Road; thence in a southwesterly line South 25° 30' West 10 feet to an iron pin; thence in a southwesterly line South 25° 30' West 409.7 feet to an iron pin in the center of a 12 foot gravel road; thence in a westerly line North 80° 30' west 83 feet to a point; thence in a radius of 1° 3' 89 feet to a point; thence in a northerly line North 1° 50' East 221.5 feet to an iron pin; thence in an easterly line South 77° 50' East 9 feet to an iron pin; thence in a northeasterly line North 65° 0' East 23.7 feet to an iron pin; thence in an easterly line South 74° 55' East 143 feet to an iron pin; thence in a northeasterly line North 26° 10' East 125.2 feet to an iron pin; thence North 26° 10' East 10 feet in a northeasterly line to an iron pin; thence in an easterly line South 80° East 80 feet to the point of beginning and containing 1.5 acres more or less.

Being the same property conveyed to Jeri Howard from James W. Peebles and Marjorie E. Peebles by Warranty Deed on June 23, 2016, of record in Instrument Number 20160628-0065723, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $167.09 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 060-13-0-005.01, which are not due until 10/1/2017.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
- Easement for Webster Drive which lies on and across the property.

This is improved property known as: **2506 Webster Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 10, 2016.

Jeri Howard

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeri Howard** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 10, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.