WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165583

Y-HFR-16-2608-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
REI615, LLC	REI615 LLC	
(NAME)	(NAME)	**070-07-0-192.00**
2608 Old Buena Vista Pike	Chris Koch	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218-2305	1013 Gilmore Ave Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THELMA HARDY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REI615, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the North by the Curtis L. Hayes, Jr. property on the West by Old Buena Vista Road and being a portion of the Thelma Hardy property as recorded in Deed Book 10402, page 141, RODCT, more particularly described as follows:

Beginning at an iron pin in the westerly margin of Old Buena Vista Road 127.5 feet from the centerline of Lincoln Street; thence, leaving said road, with a common line with the Curtis L. Hayes, Jr. property, North 77 degrees 29 minutes 02 seconds East, 138.08 feet; thence, North 78 degrees 55 minutes 17 seconds East, 276.01 feet; thence South 08 degrees 42 minutes 57 seconds East 123.89 feet to the Northerly margin of Lincoln Street; thence with said street, South 82 degrees 30 minutes 00 seconds West, 369.38 feet to Old Buena Vista Road; thence with said road, North 33 degrees 34 minutes 21 seconds West, 105.27 feet to the point of beginning, as surveyed by Thornton & Associates, Inc., 1205 South Graycroft Avenue, Madison, TN 37115, File No. 01-641.

Being the same property conveyed to Thelma Hardy, unmarried by Warranty deed from Vernon C. Dickerson, unmarried of record in Book 10166, page 762, and as corrected by Deed of Correction of record in Book 10402, page 141, Register's Office for Davidson County, Tennessee, dated August 23, 1996 and recorded on August 26, 1996.

Being the same property conveyed to Thelma Hardy by Quitclaim deed from Thelma Hardy of record in Instrument No. 20010828-0093505 Register's Office for Davidson County, Tennessee, dated August 27, 2001 and recorded on August 28, 2001.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 46, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1728, Page 342, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or storm Drainage Easement of record in Book 7790, Page 499, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2608 Old Buena Vista Pike, Nashville, Tennessee 37218-2305**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

BILL GARRETT, Davidson County
Trans:T20160102802 DEEDWARR
Recvd: 11/21/16 12:42 2 pgs
Fees:13.00 Taxes:518.00

20161121-0122646

Witness my/our hand(s) this the 10th DAY OF NOVEMBER, 2016.

Thelma Hardy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THELMA HARDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of November, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212